

Bronte Welham

From: Daun Johnson on behalf of Planning.Responses
Sent: 30 October 2017 08:20
To: Planning Scanning
Subject: FW: Planning Consultation on: EP/138/17/PL
Attachments: image001.emz

Please upload to EP/138/17/PL as a consultee response

On Behalf Of CCD Planning Consultations

Sent: 27 October 2017 16:38
To: Planning.Responses
Cc: Roger Elkins
Subject: RE: Planning Consultation on: EP/138/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 27/10/2017

FROM: Katie Kurek
TO: Arun District Council
FAO: A Gardner

SUBJECT: EP/138/17/PL - Demolition of existing buildings & erection of 3 no. dwellings with associated parking, alterations to existing access & relocation of staircase to flats.

Land Rear of Beechlands Cottages, Beechlands Close, East Preston, West Sussex, BN16 1JT

RECOMMENDATION:



Advice

S106 contribution total (see below for breakdown): £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposal is for 3 x dwellings rear of Beechlands Cottages. Access is via existing private access road serving the dilapidated garages and building. Access to this is from Beechlands Close, an unclassified no through road subject to a 30 mph speed restriction.

The existing access will be wide enough for two cars to pass at the entrance but narrows within the site. Considering the number of vehicle movements that could occur from the historic uses at the site the Local Highway Authority (LHA) would not substantiate a highway safety concern on these proposed access arrangements.

From inspection of the plans, there appears to be no apparent visibility issue at the point of access onto Beechlands Close. I have also checked the most recently available verified accident records, which reveals there have been no personal injury accidents in the vicinity of the existing point of access within the past 5 years.

Five off street car parking spaces are proposed for the dwellings. The LHA question the workability of parking space immediately south of substation as this could not be accessed independently and exit to the west seems restrictive in width. Nevertheless, on the basis that the car parking spaces remain unallocated the parking demand for a development of this scale and location would be 4 x spaces and therefore whilst the applicant may wish to consider the practicality of these arrangements the LHA would not raise any safety or capacity concerns.

The site is in close proximity to a range of shops, local services and amenities as well as within walking distance of bus stops providing an option for sustainable modes of transport to be up taken. Secure and covered bicycle storage will be provided and this should be maintained in perpetuity.

The LHA do not consider that the proposals would cause a 'severe' residual impact on the nearby highway network and the proposals are therefore not contrary to paragraph 32 of the National Planning Policy Framework and there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the following conditions should be secured:

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Katie Kurek
Planning Services

Sent: 12 October 2017 14:04
To: SU Local Development
Subject: Planning Consultation on: EP/138/17/PL

To: WSCC(ROW/Strategic/Highways)

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: EP/138/17/PL

Registered: 29th September
2017

Site Address: Land Rear of Beechlands Cottages Beechlands Close East
Preston BN16 1JT

Grid Reference: 507161 102333

Description of Works: Demolition of existing buildings & erection of 3 no. dwellings
with associated parking, alterations to existing access &
relocation of staircase to flats

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 16-NOV-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number [REDACTED]

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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