

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	WSCC - Highways Authority
DATE:	17 February 2020
LOCATION:	Land to the rear of 43 Sea Road, East Preston, Littlehampton, BN16 1JN
SUBJECT:	EP/160/19/PL Demolish redundant external store and former outside toilet at rear of 43 Sea Road and construct a single storey extension to create a 2 bedroom apartment.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	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 Planning Services 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.

This application is for the demolition of external store and former outside WC at rear of 43 Sea road and construction of a single storey extension to provide 1 x 2-bedroom flat. The site is located on Sea Road, a C-classified road subject to a speed limit of 30 mph.

No access to site currently exists and no alterations to this arrangement are proposed. A nil car parking provision is proposed for the new flat. Under the WSCC Car Parking Guidance (adopted August 2019), 2 car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

The site is sustainably located within walking distance of a variety of local shops and services, and bus stops providing access to surrounding areas, including Brighton, Littlehampton and Chichester. Cycling is a viable option within the vicinity and the proposed plans demonstrate secure and covered cycle storage for the dwelling.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Condition

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.

Nicola Fry

West Sussex County Council – Planning Services