

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Stuart Corbey
FROM:	WSCC - Highways Authority
DATE:	29 March 2019
LOCATION:	Building West of 131 Sea Road, Littlehampton, BN16 1PD
SUBJECT:	EP/180/18/PL Change of use of boat store & sail loft (Sui Generis) to a single residential dwelling (C3 - Dwellinghouse) & part change of use of former dinghy pen to caravan site (Sui Generis).
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 proposal is for the retrospective change of use from boat store and sail loft (Sui Generis) to single three-bedroom dwelling and the part change of use from former dinghy pen to caravan site. Site is located on Sea Road, a C-classified road subject to a speed limit of 30mph.

No alterations to the existing vehicular access arrangements are proposed. Visibility appears sufficient for the anticipated road speeds in this location. Furthermore, an inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that this proposal would exacerbate an existing safety concern. The proposed change of use to dwelling is not anticipated to result in a material increase in vehicle movements to or from the site.

The LHA understand from the submitted plans and supporting documents that no additional caravan pitches will be provided on site as result of the change of use of former dinghy pen, therefore this proposal is not anticipated to result in a material increase in vehicle movements to or from the site.

The proposed plans indicate that two parking spaces will be provided for the proposed dwelling. These spaces meet minimum specifications as set out in Manual for Streets (MfS). This is anticipated to be sufficient parking provision for a dwelling of this size and location. There also appears to be sufficient space on site for vehicles to turn and exit onto the public highway in a forward gear. The site is located sustainably, within walking distance of local amenities and services. Cycling is a viable option within the vicinity and details of secure and covered cycle storage can be secured via condition.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact 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 conditions should be applied:

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

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