

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	20 August 2020
LOCATION:	First Floor Office 44B Summerley Lane Bognor Regis PO22 7HX
SUBJECT:	FP/131/20/PD Notification for Prior Approval under Class O for change of use from a use falling within Class B1(a)(offices), to a use falling within Class C3 (dwellinghouses) -change of use of the existing 1st Floor Office to a self contained Studio Apartment. This application is Not CIL Liable as flat in Zone 4.
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 prior approval for change of use of first floor from B1 office use to C3 residential use for a single studio flat. The site is located on Summerley Lane, a C-classified road subject to a speed limit of 20mph.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from office (B1) use to residential (C3) subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered, including those relating to highways and transport. However the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

No alterations to the existing access to the site are proposed. The access will be shared with the existing retail use of the ground floor and existing residential use of the second floor. 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 the change of use would exacerbate an existing safety concern.

The proposed parking provision of two parking spaces is anticipated to be sufficient for a dwelling of this size and location. In addition, the LHA appreciate the sustainable location of the site, situated within close proximity to local shops, schools and bus services, and consider that there are viable options for sustainable modes of transport to reduce the reliance upon the private car. Furthermore, the LHA anticipate that the level of traffic generated by this proposal would not result in an increase over the potential traffic generated through the office use.

In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

If the Local Planning Authority is minded to approve the application, they may wish to secure car and cycle parking via condition.

Nicola Fry
West Sussex County Council – Planning Services