

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                                     |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>                      | Arun District Council<br>FAO: Maria Tomalova                                                                                                                                                                                        |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                           |
| <b>DATE:</b>                    | 16 February 2022                                                                                                                                                                                                                    |
| <b>LOCATION:</b>                | Old Barn Free House 42 Felpham Road Bognor Regis<br>PO22 7DF                                                                                                                                                                        |
| <b>SUBJECT:</b>                 | FP/14/22/PL<br>Change of use: Ground floor of former pub to be annexed to provide downstairs living area of existing residence (resubmission following FP/209/20/PL). This site is in CIL Zone 4 and is CIL Liable as new dwelling. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                 |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                                              |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                                                                                                 |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This application is for change of use of ground floor of former pub to provide ancillary residential use to the existing first floor residential unit. The proposal would result in one single dwelling. The site is located on Felpham Road, a C-classified road subject to a speed limit of 20mph.

The LHA was consulted on an application for change of use to five flats under ref: FP/209/20/PL to which no highway safety concerns were proposed and the application was approved by the LPA.

The existing flat at the first floor contains 5 bedrooms, and the proposed ground floor conversion would provide additional habitable space, but no further bedrooms are proposed. The application form indicates that two parking spaces are currently provided on site and will be retained for the proposed enlarged dwelling. The proposed plans do not demonstrate the location of parking, however, the LPA anticipate that this will be provided within the existing parking area visible on local mapping, accessed from Barn Feld. Additional parking provision is available on the other side of Barn Feld within the applicant's land.

Secure and covered cycle storage is proposed within the existing outbuilding.

### 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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, a condition securing the cycle storage is advised.

**Nicola Fry**  
**West Sussex County Council – Planning Services**