

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Amber Willard
FROM:	WSCC - Highways Authority
DATE:	26 October 2020
LOCATION:	23A Felpham Road Bognor Regis PO22 7DA
SUBJECT:	FP/180/20/PD Notification of Prior Approval under Schedule 2, Part 3, Class M of the Town & Country (General Permitted Development (England) Order (as amended) for the change of use from shop (A1) to residential (C3).
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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from A3 to residential subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered. This includes matters 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.

This Prior Notification Application is for change of use from shop (A1) to residential (C3). The site is located and accessed via Felpham Road which is a C-classified road subject to 20mph speed limit.

No vehicular access or parking is associated with this proposal, and this seems to be the existing arrangement. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing arrangement is operating unsafely or that the proposal would exacerbate an existing concern. The proposed change of use is not anticipated to result in a material intensification of use.

The WSCC Car Parking Calculator would expect 1 parking space to be provided for the new studio accommodation. 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 detriment 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.

In order to promote the use of the sustainable transport methods, the LHA recommends that secure and covered cycle storage is provided if the LPA considers this achievable.

Conclusion

West Sussex County Council in its role as LHA (Local Highway Authority) has therefore considered the proposal on that basis. The proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway concerns would be raised. 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.

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 plans and details 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.

Anastasia Toleva
West Sussex County Council – Planning Services