

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Maria Tomalova
FROM:	WSCC - Highways Authority
DATE:	11 November 2020
LOCATION:	Old Barn Free House 42 Felpham Road Bognor Regis PO22 7DF
SUBJECT:	FP/209/20/PL Change of use of the ground floor public house (Sui Generis Use) to create 2 No. 2 bed dwellings (C3 Use Class), subdivision of the first floor 1 No. 5 bed flat to create 1 No. 2 bed flat & 1 no. 1 bed flat. This site is in CIL Zone 4 (Zero Rated) as flats.
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 conversion of ground floor public house to 2 x 2bed flats and conversion of existing 5 bed flat on first floor to 1 x 1bed flat and 1 x 2 bed flat. The proposal would result in a net gain of three flats. The site is located on Felpham Road, a C-classified road subject to a speed limit of 20mph.

The application form indicates that no alterations to the proposed access arrangements are proposed. However, it appears that the proposed parking provision for the dwellings will utilise the existing parking area on the southern side of Barnfeld, and the existing parking area on the northern side of Barnfeld will be relocated to the east of its current position. This would require the existing vehicular crossover to the south to be widened for the entire width of the proposed parking bays, and would require the creation of a VCO to the northern side of the road. Whilst details of access can be secured via condition, the applicant may wish to resolve this matter prior to determination. The applicant should be aware that the proposed VCO's must be constructed to a specification agreed with the Area Engineer and works would be subject to a licence.

Visibility appears sufficient for the proposal and the LHA acknowledge the existing use at a public house with the potential to generate a greater number of vehicle movements than the proposed 4 dwellings. 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 accesses are operating unsafely or that this proposal would exacerbate an existing safety concern.

The plans indicate that eight parking spaces will be provided for the proposed dwellings, on an unallocated basis. The WSCC Parking Demand calculator expects that a minimum of 8 unallocated parking spaces would be required for a development of this size and location, therefore no concerns regarding parking would be raised. The proposed parking spaces meet minimum specification of 2.4 x 4.8m as set out in Manual for Streets.

The site is sustainably located within walking distance of a variety of local shops, services and amenities. Cycling is a viable option within the vicinity. It appears that cycle storage is proposed for the two ground floor flats within the private gardens. Storage should also be provided for the first floor flats and could be accommodated within the communal garden. Details of secure and covered cycle storage for each flat can be secured via condition.

In the interests of sustainability and as result of the Government's 'Road to Zero' strategy for at least 50% of new car sales to be ultra-low emission by 2030, electric vehicle (EV) charging points should be provided for all new homes. The applicant is advised that for dwellings with an off-street parking provision, 100% of parking spaces should be provided with active EV parking spaces in accordance with the Arun Parking Standards (adopted January 2020).

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 conditions and informative should be applied:

Conditions

Access (details required, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

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.

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/>

Online applications can be made at the link below, alternatively please call [REDACTED]

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-f-or-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/>

Nicola Fry

West Sussex County Council – Planning Services