

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	17 May 2019
LOCATION:	54 Arundel Road, Littlehampton, BN17 7DD
SUBJECT:	LU/125/19/PL Demolition of 3 no. garages & erection of 7 room HMO with shared facilities & parking for 3 cars.
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 Strategic Planning 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.

Summary

This proposal is for the demolition of 3 garages and the erection of a 7 room HMO with shared parking for 3 cars. The site is located on Arundel Road, an A-class road subject to a speed limit of 30 mph.

Access and visibility

Access to the proposed site will be via York Gardens, a privately maintained road. A review 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 junction onto the publically maintained highway is operating unsafely or that the proposed development would exacerbate an existing concern

Parking and turning

The proposed development will result in the loss of 3 garages, but will provide 3 shared parking spaces. The LHA anticipates a minimum of 0.5 parking spaces per bedroom. As the floorplans demonstrate a total 7 single occupancy bedrooms we would anticipate that a minimum of 3 parking spaces would be required. The proposed parking bays meet the minimum dimensions of single car bays as set out in Manual for Streets (MfS).

Sustainability

The site is situated in a sustainable location within walking distance of shops, services and schools. Littlehampton town centre is approximately 5 minutes from the site on foot. Nearby bus stops offer connections towards Arundel, Shoreham and Brighton. Littlehampton Train Station is an approximate 6 minutes from the site on foot.

Secure and covered cycle storage was not demonstrated in the plans. The inclusion of cycle storage in the plans increases the sustainability of the property by offering alternative modes of transport to the private car and reducing parking pressures in the local vicinity.

Conclusion

The LHA does not consider that the 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 and informative should be applied:

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.

Kyran Schneider
West Sussex County Council – Planning Services