

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	26 January 2021
LOCATION:	125 Bayford Road Littlehampton N17 5HW
SUBJECT:	LU/13/21/PL Change of use of existing single dwellinghouse (C3) to an 8-bedroom House in Multiple Occupation (Sui Generis).
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 the change of use of existing dwelling to 8-bedroom HMO. The site is located on Bayford Road, an un-classified residential road subject to a speed limit of 30mph.

The site currently benefits from vehicular access to the rear via the privately maintained access road off of Clifton Road. Currently this provides two parking spaces for the dwelling. No alterations to the existing access and parking arrangements are proposed.

The WSCC Parking Guidance (Updated Sept 2020) expects that a provision of 0.5 spaces per bedroom would be required for HMO use. This would result in an expected provision of 4 parking spaces for the proposal. Any overspill parking would be required to be accommodated on street in this location. 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 detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is located sustainably within close proximity to Littlehampton town centre, bus stops and train station. The proposed plans indicate that two cycle stores will be provided to the rear of the site, providing storage for up to 8 cycles, to encourage sustainable transport methods and reduce reliance upon the private car.

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

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.

Nicola Fry

West Sussex County Council – Planning Services