

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 24 May 2017 12:31
To: Planning.Responses
Cc: Ian Buckland
Subject: FW: Planning Consultation on: LU/150/17/PD

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 24th May 2017

FROM: Naomi Hoyland **TO:** Arun District Council
FAO: Andrew Wood

SUBJECT: LU/150/17/PD - Notification for Prior Approval for a Proposed Change of Use of a building from Class B1 (a) to 2 No. flats (C3 Dwellinghouse) on upper two floors.

15, BEACH ROAD, LITTLEHAMPTON, BN17 5HZ

RECOMMENDATION:

☒☐☐☐☐☐

Advice

Modification

More

Information

Objection

No Objection

Refusal

S106 contribution total (see below for breakdown): £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.

The Local Highway Authority (LHA) acknowledges the permitted change of use from offices to residential subject first to prior approval being granted. As part of the prior approval, the LHA can consider only 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.

Summary

The proposal is for the change of use from B1(a) office to 2 no. 2 bed flats (C3) at the above address. Beach Road is a one-way B class road with a 30 mph speed limit.

Parking

A nil car parking provision is proposed for the new flats. Under the WSCC Car Parking Demand Calculator 2 car parking spaces may be provided for the proposal. 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 nil car parking provision. The Local Planning Authority (LPA) may wish to consider the potential impacts of this development on on-street car parking.

Sustainability

Whilst matters relating to sustainability cannot be considered under the prior approval process it is acknowledged that the site is in a sustainable location served by street-lit footways providing easy walking access to a range of local retail and other amenities. Modes of public transport are available nearby such as bus stops with services onto nearby towns and villages and Littlehampton Train Station is within 0.3 mile. The LHA would advise that secure and covered bicycle storage sufficient for the size of the proposal is included to further promote sustainable forms of transport.

Conclusion

The LHA recognise that offices generate more vehicle movements compared with residential developments. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site. Therefore, there is no highway or transport grounds to resist the proposal. If the LPA are minded to approve the application the following condition should be secured:

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.

Naomi Hoyland
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 09 May 2017 14:49

To: SU Local Development

Subject: Planning Consultation on: LU/150/17/PD

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (General Permitted Development) Order 2015 Schedule 2

Prior Notification for a Commercial Permitted Development

APPLICATION LU/150/17/PD

NO:

Registered: 4th May

2017

Site Address: 15 Beach Road Littlehampton BN17 5HZ

Grid Reference: 2965 2050

Description of Works: Notification for Prior Approval for a Proposed Change of Use
ob a building from Class B1 (a)) to 2 No. flats (C3
Dwellinghouse) on upper two floors.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 08-JUN-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Andrew Wood who can be contacted on telephone number 01903 737768.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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