

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                      | Arun District Council<br>FAO: Ms Myer                                                                                                                                                                                                                                                                                                                                                                    |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                                                                                                                                                                                                                |
| <b>DATE:</b>                    | 21 July 2020                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>LOCATION:</b>                | 6 Selborne Road<br>Littlehampton<br>BN17 5NH                                                                                                                                                                                                                                                                                                                                                             |
| <b>SUBJECT:</b>                 | LU/163/20/PL<br><br>Demolition of existing conservatory, single storey front & rear extensions & change of use from HMO (Sui Generis) to 5 No. flats (4 net) (C3 Dwelling house). This application affects the character & appearance of the Littlehampton Seafront Conservation Area & may affect the setting of a listed building. This application is not CIL Liable as flats in Zone 4 (Zero Rated). |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>S106 CONTRIBUTION TOTAL:</b> | 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.

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

### **Context**

The proposal seeks the demolition of an existing conservatory and single storey front & rear extensions at 6 Selborne Place, Selborne Road, Littlehampton and change of use from 8 bed HMO (Sui Generis) to 5 flats (3 x 1 bed / 1 x 2 bed / 1 x 3 bed).

Given the existing use of the site as an 8 bed HMO the conversion to 5 flats is unlikely to result in a significant vehicular intensification of use at the site, or indeed the existing access point onto Selborne Place, an unclassified road subject to a 30 mph speed limit.

### **Parking**

With regard to parking, WSCC anticipates that HMO's typically generate a demand of 0.5 spaces per bedroom, in this case 4 spaces. The proposed flats would be anticipated to generate the demand for 7 spaces if left unallocated.

The applicant has not specifically demonstrated the existing/proposed parking provision, but it seems that the existing hardstanding parking area could likely accommodate circa 4 – 5 vehicles. I note that the proposed block plan details refuse and recycling within the existing hardstanding, it is anticipated that this could be provided in a more efficient space to retain all available on-site parking provision.

With a small under provision of parking spaces, 2 - 3 spaces, it would be extremely difficult to substantiate that an unacceptable highway safety issue would result. The LPA may wish to consider the amenity implications of this.

I would be minded to advise a condition securing the layout and demonstration of the parking provision so it can be secured in perpetuity, ideally on an unallocated basis. The LPA and applicant may wish to resolve this matter prior to determination.

The Local Planning Authority would be advised to consider if their own parking supplementary planning document would require the installation of EV parking spaces. While these are new residential units some consideration is given to the existing use which while Sui Generis is residential in nature as a HMO. If so it would be expected that all spaces would be fully EV enabled, plans and details of the EV provision should be secured via a suitably worded planning condition or demonstrated prior to determination.

The flats should also be provided with a secure and covered cycle parking provision in line with the Arun DC parking supplementary planning document. This would equate to 1 space per unit, if a communal store is provided, otherwise independent stores should be large enough to park 1 cycle per 1 and 2-bed flat and 2 cycle for the 3-bed flat. Again, details of which can be secured via condition or demonstrate prior to determination.

### **Conclusion**

The Local Highways Authority does not consider that the proposal would have and 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 Local Planning Authority are minded to grant planning consent the following conditions would be advised. The LPA and applicant may wish to resolve some of these matters prior to determination.

#### *Car parking space*

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

**Ian Hayward**  
**West Sussex County Council – Planning Services**