

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 17 July 2018 08:50
To: Planning Scanning
Subject: FW: Planning Consultation on: LU/176/18/PD

From: Katie Kurek [REDACTED] On Behalf Of CCD Planning Consultations
Sent: 16 July 2018 15:38
To: Planning.Responses
Cc: Gary Markwell
Subject: RE: Planning Consultation on: LU/176/18/PD

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	Highways, WSCC
DATE:	16 th July 2018
LOCATION:	4, Hawthorn Road, Littlehampton, West Sussex, BN17 7LT
SUBJECT:	LU/176/18/PD Notification for Prior Approval under Class O for change of use from an office (Class B1) to a dwelling (Class C3).
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.

Change of use of the office building to 10 x apartments (6 x 2-bedroom & 4 x 2-bedroom) is proposed under the General Permitted Development Order. Hawthorn Road is privately maintained, consequently these comments are for your advice only and the Local Highway Authority (LHA) has assessed the application from the viewpoint of any impact on the nearby *publically maintained* road network.

The 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.

The existing parking area for the offices is included within the red edging. The prior notification process does not enable parking provision or other matters relating to accessibility to be considered. Nevertheless, 39 of the dedicated car parking spaces are to be retained for the residential use (with with over 3 spaces available per apartment).

No traffic flow information has been provided with the current application. However from experience of other similar proposals, 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.

No transport grounds to resist the proposals. The LPA may wish to secure details of the cycle parking via condition.

Katie Kurek
West Sussex County Council – Planning Services

From: planning.responses [REDACTED]
Sent: 29 June 2018 11:05
To: SU Local Development
Subject: Planning Consultation on: LU/176/18/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/176/18/PD

NO:

Registered: 15th June
2018

Site Address: 4 Hawthorn Road Littlehampton BN17 7LT

Grid Reference:

Description of Works: Notification for Prior Approval under Class O for change of use from an office (Class B1) to a dwelling (Class C3).

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 02-AUG-18.

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 Zac Denton who can be contacted on telephone number [REDACTED].

Regards
Planning Officer

consultee_email

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

DX 57406 Littlehampton

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