

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 03 August 2017 15:05
To: Planning.Responses
Cc: Ian Buckland
Subject: RE: Planning Consultation on: LU/197/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 03/08/2017

FROM: Ian Hayward
TO: Arun District Council
FAO: Mrs A Gardner

SUBJECT: LU/17/197 - Change of use of existing leisure use of upper ground floor to form 3 No. flats, extension of first floor to form 2 No. flats & creation of 1 No. flat in roof space (resubmission following LU/395/14/PL & LU/84/16/PL).

90 & 91, South Terrace, Littlehampton, West Sussex, BN17 5LJ

DATE OF SITE VISIT: n/a

RECOMMENDATION:



Advice

Modification

More

Information

Objection

No Objection

Refusal

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.

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

West Sussex County Council, in its role as the Local Highways Authority (LHA), was consulted previously on Highway Matters for this location under planning application LU/395/14 for alterations and additional floors above the existing leisure use to provide 3 dwelling flats across the 1st and 2nd floors. No Highways concerns were raised and consent was granted by the Local Planning Authority (LPA). Subsequently LU/84/16 sought change of use to the upper ground floor, previously retained as D2 use, to form 3 dwelling flats with D2 leisure use only retained on the Lower Ground Floor. Again no highways concerns were raised and consent was granted by the LPA.

This application seeks to amalgamate the two extant permissions, whereby 6 flats (2 x 1 bed & 4 x 2 bed) will be provided over the upper ground, 1st and 2nd floors, with D2 leisure use retained on the lower ground floor. The principle of this change of use in highway safety and capacity terms has already been considered acceptable under LU/395/14 & LU/84/16 and therefore no concern from the LHA would be raised to the principle of the revised scheme.

A total of 4 car parking spaces will be provided to serve the 6 flats, presumably on an unallocated basis. It would be anticipated that a development of this size in this location would attract the demand for 6 car parking spaces on an unallocated basis. While there is a shortfall of 2 spaces the existing use of the site must be taken into consideration. The existing D2 use would have attracted a significant quantity of parking demand (1 space per 22sqm); taking into consideration the loss of D2 use class the overall parking demand of the proposed would be considered lower than the existing use of the site. Nevertheless the LPA may wish to consider implications towards on street car parking amenity towards other residents of South Terrace and Bayford Road.

The applicant has demonstrated a secure and covered cycle parking provision large enough to store 3 cycles communally. This provision should be secured in perpetuity in the interests of sustainability.

The LHA does not consider that the proposal for would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal. If the LPA are minded to grant planning consent conditions securing the following matters would be advised:

Car parking space

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 the approved plans.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Ian Hayward
Planning Services

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

Sent: 14 July 2017 10:48

To: SU Local Development

Subject: Planning Consultation on: LU/197/17/PL

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION **LU/197/17/PL**
NO:

Registered: 13th July
 2017

Site Address: 90 & 91 South Terrace Littlehampton BN17 5LJ

Grid Reference: 502859 101608

Description of Works: Change of use of existing leisure use of upper ground floor to form 3 No. flats, extension of first floor to form 2 No. flats & creation of 1 No. flat in roof space (resubmission following LU/395/14/PL & LU/84/16/PL).

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 17-AUG-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 Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consulise_email

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

NLPG UPRN 100062237016

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