

[REDACTED]

From: Katie Kurek [REDACTED]
Sent: 28 November 2018 15:04
To: Zac Denton
Cc: Planning.Responses
Subject: **Warning Active Content** RE: Planning Consultation on: LU/235/18/PL

Please find attached highways comments for LU/235/18/PL.

Any queries please do not hesitate to ask.

Kind regards

Katie

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner
County Highways Team – Planning Services – Economy, Planning and Place Directorate
West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
[REDACTED]

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 21 November 2018 09:19
To: SU Local Development
Subject: Planning Consultation on: LU/235/18/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/235/18/PL
NO:

Registered: 19th September
2018

Site Address: 36 Pier Road Littlehampton BN17 5LW

Grid Reference: 502768 101772

Description of Change from partial residential partial guest house to fully

Works: residential as House in Multiple Occupation (HMO)

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 25-OCT-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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WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Zac Denton
FROM:	Highways, WSCC
DATE:	28 th November 2018
LOCATION:	36, Pier Road, Littlehampton, West Sussex, BN17 5LW
SUBJECT:	LU/235/18/PL Change from partial residential partial guest house to fully residential as House in Multiple Occupation (HMO).
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ 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 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.

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on proposals for conversion of part dwelling/ part B&B to wholly residential House in Multiple Occupation (HMO) of ten rooms.

Pier Road is 'C' class public highway subject to a 30mph speed restriction in this location. There is no vehicular access fronting the site or off-street parking proposed. It would appear that there may be parking to the rear, from Clifton Road, but this has not been indicated on the plans. On-street parking takes place on the eastern side of Pier Road through restricted 1 hour parking (Monday-Saturday 8am-6pm during summer months).

WSCC Supplementary Planning Guidance (adopted Nov 2003) sets out maximum car parking standards. For an HMO use this is 0.5 space per room, therefore 5 spaces could be provided for the use. Under a guest house use a greater demand for car parking may have resulted with a maximum standard of 1 space per bedroom. Nevertheless the LHA acknowledge the sustainable location of the site in terms of alternative modes of transport with the train station 0.3 mile walk distant and the town centre with a range of amenities and services within walking distance. Furthermore, comprehensive parking restrictions such as double yellow lines in the vicinity prohibit parking in locations that would be detrimental to highway safety. No highway safety grounds could be raised to resist the application on basis of no off street parking provided but the LPA may wish to assess this from an amenity point of view.

Considering the location I would advise the LPA that a condition securing bicycle parking is included.

Katie Kurek
West Sussex County Council – Planning Services