

WEST SUSSEX COUNTY COUNCIL

DATE: 06/10/2008

FROM: Local Development Division

TO: Arun District Council

FAO: Mrs J Chapman

SUBJECT: LU/257/08 - COU from offices to ground floor restaurant and first and second floor flats

26, High Street, Littlehampton, West Sussex

CONSULTATION DATE: 10/09/2008

RECOMMENDATION:

Advice
Objection

Modification
No Objection

X

More Information
Refusal

TAD contribution: £ N/A

Local Development Division has been consulted on this application and considers highway safety and capacity.

There have been no specific issues identified with regard to highways other than those detailed below, therefore LDD would not wish to raise an objection to the proposed development subject to any conditions itemised at the end of this report.

The proposal seeks to change the use of the existing building in order to extend an existing restaurant on the ground floor and provide accommodation for two flats on the floors above.

The application states that there are proposed to be five flats with four or more bedrooms; this does not appear to be the accommodation as shown on the drawings. It is not proposed to provide any vehicle parking and cycle parking provision is not mentioned.

The vehicle parking provision is within the maximum standards as set out by WSCC, the District Council would be required to consider detriment to available on-street parking brought about by the proposals.

There would be a requirement for the development proposals to include an element of cycle parking in accordance with WSCC minimum standards.

There is a Public Right of Way situated to the rear of the site identified as footpath 24Li. The plans submitted with the application would not appear to have an effect upon this right of way, however, should this change and the right of way requires altering or would be obstructed then the applicant is advised to contact the WSCC PROW team for advice.

Conditions

Cycle Parking

Nicola Gladwin**Local Development**