

[REDACTED]

From: Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 29 September 2017 15:43
To: Planning.Responses
Cc: Ian Buckland
Subject: RE: Planning Consultation on: LU/280/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 29/09/2017

FROM: Katie Kurek **TO:** Arun District Council
 FAO: D Easton

SUBJECT: LU/280/17/PL - Conversion of existing building to form 5 No. dwellings with associated cycle & refuse stores, parking & landscaping with dormers to north & south elevations.

General Henrys, 31 Horsham Road, Littlehampton, BN17 6BZ

RECOMMENDATION:



Advice

S106 contribution total (see below for breakdown): £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.

Summary

The application seeks approval for conversion of existing public house to form 5 x dwellings. Vehicle access is as existing from the 'B' classified Horsham Road, subject to a 30 mph speed restriction in this location. Considering the proximity to the mini-roundabout it is anticipated that vehicle speeds are below the posted limit in this location.

The Local Highway Authority (LHA) does not wish to raise highway safety grounds to resist the application, subject to advice and conditions set out in the report below.

Access and Visibility

The kerb along the frontage of the existing off street parking area is dropped and no works are proposed to this as part of the application. An inspection of highway boundary and local mapping reveals that vehicle visibility upon exiting this forecourt area is acceptable to the anticipated speeds along Horsham Road in this location.

The LHA has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been some recorded injury accidents at the nearby mini-roundabout. However, from an inspection of accident data it is clear that these were not due to any defect with the junction. There is no evidence to suggest that the existing access has been operating unsafely or that the change of use will cause a highway safety concern.

Parking

The furthest east car parking bay does not meet the required dimensions of 2.4m by 4.8m to be counted toward parking provision without the space overhanging the highway. The proposals have therefore been assessed on the basis of 4 x car parking bays being provided. These should be amended to show that they will be of an unallocated arrangement. On the basis of the parking provision being unallocated a total demand for four spaces is envisioned by the WSCC Car Parking Demand Calculator. Any additional and overspill parking could not occur in locations that would be deemed detrimental to highway safety due to the double yellow lines protecting the nearby road network in vicinity to the mini-roundabout.

The Application Form states that parking for ten bicycles will be provided. From an inspection of the plans the LHA are satisfied that the proposed facilities are appropriate for the developments needs and that the applicant has suitably promoted a sustainable mode of transport for the site.

Turning

An inspection of the 'Proposed Conversion Plan' shows that 6m space rear of the car parking spaces is available in order that a turn on site can be performed and cars can exit on to Horsham Road in a forward gear. Considering the relatively low scale parking and vehicle movements anticipated the LHA would not raise an objection to the proposed parking and turning arrangements within the existing off-street car parking area.

Sustainability

The location is suited well to travel by bicycle and walking with Littlehampton town centre and Train Station approximately 1 mile distant. The nearest bus stop is adjacent to the site with regular services on to nearby destinations. Whilst some trips may take place by car the LHA is satisfied that encouragement of sustainable modes of transport has been provided and modes of transport other than car can be reasonably utilised.

Conclusion

In summary the LHA advise that the fifth car parking space be omitted from the scheme as it is not sufficient dimensions to count toward parking provision. The remaining four spaces should operate on a first come first serve basis.

The LHA does not consider that the proposal 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 Local Planning Authority is minded to approve the application the following conditions should be secured:

Details Required

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 use.

Reason: To provide car-parking space for the use.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Details Approved

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 site plan.

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

Katie Kurek
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 18 September 2017 10:48
To: SU Local Development
Subject: Planning Consultation on: LU/280/17/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 NO: LU/280/17/PL

Registered: 11th September
2017

Site Address: General Henrys 31 Horsham Road Littlehampton BN17 6BZ

Grid Reference: 3590 2540

Description of Works: Conversion of existing building to form 5 No. dwellings with associated cycle & refuse stores, parking & landscaping with dormers to north & south elevations.

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 19-OCT-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 Mr D Easton who can be contacted on telephone number 01903 737619.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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