

[REDACTED]

From: Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 18 October 2017 15:15
To: Planning.Responses
Cc: Ian Buckland
Subject: RE: Planning Consultation on: LU/310/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 18/10/2017

FROM: Katie Kurek
TO: Arun District Council
FAO: A Gardner

SUBJECT: LU/310/17/PL - Conversion of terraced house into 1 No. 3 bed house & 1 No. 2 bed house (resubmission following LU/359/16/PL).

93, East Ham Road, Littlehampton, West Sussex, BN17 7BQ

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 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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under planning application LU/359/16 to which no objections were raised.

The current proposal is a resubmission to alter the description from 3-bedroom apartment to 3-bedroom house. The changes would not alter our previous advice though the LPA should be aware that whilst a nil car parking provision is proposed the development could see a demand for 3 spaces. We do not consider this highway safety grounds to resist the proposals though the LPA may wish to consider the amenity aspects and impact on on-street parking.

The LPA is referred to our previous comments to LU/359/16:

Whilst it is appreciated that there are no junction protection lines where Linden Park and East Ham Road meet we consider as a result of the local road layout and existing presence of on street parking that vehicle speeds will not be in excess of the posted limit. Any illegal parking could be dealt with as an offence under Section 22 Road Traffic Act 1988 (leaving vehicles in a dangerous position on the road including verge) and Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway.) Both of these acts are enforceable by Sussex Police.

The National Planning Policy Framework (NPPF) states that plans and decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site. In this respect, the site is located within a reasonable walking distance of local shops, services, amenities and passenger transport infrastructure.

No highway safety concerns to resist the proposals.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

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: 06 October 2017 15:49
To: SU Local Development
Subject: Planning Consultation on: LU/310/17/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/310/17/PL
NO:

Registered: 25th September
2017

Site Address: 93 East Ham Road Littlehampton BN17 7BQ

Grid Reference: 502365 102457

Description of Works: Conversion of terraced house into 1 No. 3 bed house & 1 No. 2 bed house (resubmission following LU/359/16/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 09-NOV-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

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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