

Sent: 23 December 2014 08:16
To: Planning.Responses
Subject: LU-324-14

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 17/12/2014

FROM: Jamie Brown

**TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: LU/324/14/PL-Change of use of residential institution (C2 Residential Institutions) to form 3 No 2 bedroom flats (C3 Dwelling Houses) (resubmission following LU/207/14/PL)

13, Fitzalan Road, Littlehampton, West Sussex, BN17 5JR

RECOMMENDATION:



Advice

Modification

More

Information

Objection

No Objection

Refusal

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 Local Development 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.

The site is located within walking distance of Littlehampton town centre. There are a range of services and facilities, including public transport, within short walking distance. Walking routes are continuous along the on the Fitzalan Road frontage.

The site does have an existing vehicular access; there are no known issues with the use of this access. As no intensification of use is anticipated, there would be no expectation for this proposal to give rise to any highway safety concerns.

Taking into account the existing permitted C2 usage in terms of highway safety and level of activity of the site, it is unlikely that this proposal to change to C3 would have an adverse impact on the local highway network. The County Council would not wish to raise any highway concerns to this application.

If the LPA are minded to approve this application a condition securing cycle and car parking should be included.

Jamie Brown
Strategic Planning

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