

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: A Wood
FROM:	WSCC - Highways Authority
DATE:	17 December 2020
LOCATION:	38 Arundel Road Littlehampton BN17 7DB
SUBJECT:	LU/327/20/PL Application under Regulation 3 of the Town and Country Planning (General Regulations) 2015 for the change of use of single dwellinghouse to 2 No. residential apartments & associated external alterations. This site is in CIL Zone 4 (Zero Rated) as flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
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.

This application is for the conversion of single dwellinghouse into 2 two-bedroom flats. The site is located on Arundel Road, an A-classified road subject to a speed limit of 30mph.

No access to the site currently exists and this application does not propose any alterations to this arrangement.

A nil car parking provision is proposed for the new development. Under the WSCC Car Parking Standards, 3 car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The proposed plans demonstrate that secure and covered cycle storage will be provided for each flat to encourage sustainable transport methods. The site is located within walking distance of Littlehampton town centre, bus stops and Littlehampton train station, reducing the reliance upon the private car.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the follow condition is advised:

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 plan.

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

Nicola Fry

West Sussex County Council – Planning Services