WEST SUSSEX COUNTY COUNCIL **DATE: 10/03/2009**
INFRASTRUCTURE CONSULTATION

FROM: Jamie Brown **TO: Arun District Council**
FAO: J. Smith

SUBJECT: LU/32/09 - Alterations to convert existing 1st floor flat into 2 x s-cont flats including external stairs & rear entrance doors, provision of revised kitcxhen extract flue. Use of ground floor as a restaurant.

5-7, East Street, Littlehampton, West Sussex

CONSULTATION DATE: 02/03/2009

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

TAD contribution: £ 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.

The proposal is for alterations to convert existing 1st floor flat into 2 x s-cont flats with access onto East Street via an existing access point. No off-street parking is proposed at the property. In this instance, it is acknowledged that this proposal may result in additional on-street car parking demands. However in light of the minor nature of the proposals, it is considered unlikely that this proposal would not result in any material impacts or result in any highway safety concerns. The property is within walking distance of a range of services and public transport, therefore there should be no reliance as such on the use of the private car. This application is in compliance with PPG13 and policy Dev4 of the West Sussex Structure Plan 2001 – 2016 in encouraging the use of sustainable transport.

The supporting application form states that no secure and covered cycle parking is being proposed in association with the converted dwelling. PPG13 identifies that cycling has the potential to substitute for short car trips, particularly those under 5km, and to from part of a longer journey by public transport. Therefore Policy DEV5 of the West Sussex Structure Plan requires new development to provide convenient, attractive and safe cycle storage. WSCC standards would require 1 cycle space to be provided for each bedroom of the converted dwelling. The applicant should identify suitable cycle storage to satisfy policy DEV5.

Any approval of planning permission would be subject to the following condition:

Cycle parking
No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.

Reason – To provide alternative travel options to the use of the car in accordance with PPG 3 and Dev4 of WSCC Structure Plan.

Jamie Brown
Local Development