

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	14 January 2020
LOCATION:	56-57 Pier Road Littlehampton BN17 5LP
SUBJECT:	LU/352/19/PL Extensions, alterations & new fire escape staircase to enable change of use from 1no. restaurant into 2no. restaurants (A3 - Restaurants & Cafes) & conversion of 1no. 5 bed flat into 2no. 3 bed flats.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a / £ See below for breakdown.

The proposal above does not raise any concerns from a highways perspective. The site is located in a sustainable location and is close to local amenities, with good public footways linking the town centre and train station.

No car parking will be provided within the development however there is on-street parking available to residents in the surrounding roads. Given the proposed changes from 1 x 5 bed flat to 2 x 3 bed flats the expected demand for parking will be low.

During the construction of the flats the need for scaffolding or heras fencing along the footway may be required (see CMP condition) and the applicant is urged to check if any temporary licenses are required. Additionally the proposed bay window may require an oversailing license, if it does not have one already, and because it may be different in size and hangs over the public highway. These are easily arranged through WSCC.

Access for refuse and fire service vehicles will likely take the same routes as has been undertaken previously and as there are no changes to the road layout this is not considered an issue.

Bin stores will be provided, as will cycle storage in line with NPPF guidance to promote sustainable travel. A minimum of 2 space, 1 per flat is required.

In summary this development will not cause any severe or significant harm to the local highway network and no objection is raised.

Alison Meeus
Planner

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, temporary licences relating to the highway, 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.