

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Arun District Council FAO: Harry Chalk
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	15/04/2025
<b>LOCATION:</b>	51 Pier Road, Littlehampton, BN17 5LP
<b>SUBJECT:</b>	LU/57/25/PD Prior notification under Schedule 2, Part 3, Class MA for the change of use of part of building on ground floor from restaurant (Class E) to dwelling house (Class C3).
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	£N/A

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This application seeks prior approval for the change of use of the ground floor from restaurant (Class E) to residential (Class C3) to form a single residential dwelling. The site is located on Pier Road, a C-classified road subject to a speed restriction of 30 mph.

As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

No vehicular access is associated with this site, whilst pedestrian access will remain as existing. The proposed change of use to residential is not anticipated to give rise to a material intensification of movements to or from the site.

No vehicular parking is proposed. Arun Parking Standards dictate at least one car parking space should be provided for a dwelling of this size and location. As such, vehicular parking would have to be accommodated on-street, as per the existing arrangement.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a detrimental highway safety impact, nor lead to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated in a sustainable location, within walking/cycle distance of local services, amenities and public transport links. The LPA may wish to secure cycle parking if there is space within the site to do so.

In summary, the prior approval is considered acceptable in highway terms.







**Kyran Schneider**  
**West Sussex County Council – Planning Services**

Arun District Council, Civic Centre, Maltravers Rd  
Littlehampton, West Sussex, BN17 5LF  
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**From:** [REDACTED]  
**Sent:** 15 April 2025 13:32  
**To:** Planning.Responses <Planning.Responses@arun.gov.uk>  
**Subject:** Response To Application Number LU/57/25/PD at 51 Pier Road Littlehampton BN17 5LP

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Please could the attached response be distributed to the relevant case officer.

Regards

Kyran Schneider

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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