

Sent: 21 April 2015 15:49
To: Planning.Responses
Cc: Ian Buckland
Subject: RE: Planning Consultation on: LU/71/15/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 21/04/2015

FROM: Ian Hayward
TO: Arun District Council
FAO: Mrs A Gardner

SUBJECT: LU/71/15/PL - Conversion of Ground & First floor at the rear into two 2 bedroom flats.

10, St Catherines Road, Littlehampton, West Sussex, BN17 5HS

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 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 application site is located on the western side of St Catherines Road, which is an unclassified road provided with pedestrian footway links. The western site of St

Catherines Road is protected from on street car parking via waiting restrictions; on street car parking can however take place on the eastern side of St Catherines Road.

This application seeks the conversion to the rear part of 10, St Catherines Road into 2 x 2 bedroom houses. No changes are to be made to the existing vehicle access point, or existing vehicle parking provision.

The site is located in a sustainable location with the opportunity of trips to be made by sustainable modes of travel. No highway capacity concerns would be raised to the principle of the proposal which would see an increase in 2 dwellings at the site.

No details of the site parking provision have been provided. From a desktop study it would be anticipated that the existing site parking provision could provide 2 off street car parking spaces while maintaining a turn on site or 3 spaces without a turn on site.

While I do not believe any on street car parking demand created by this proposal would result in a highway safety issue the LPA would be advised to consider the implication this development would have towards on street car parking. The LPA would be advised that WSCC would anticipate two flats and a house (existing) of this size in this location would be anticipated to attract the demand for 3 vehicle car parking spaces, if unallocated.

An appropriately sized, communal or independent, secure and covered cycle parking provision should be provided in the interests of sustainability. This provision should be secured via condition.

No anticipated highway safety concerns.

Ian Hayward Strategic Planning

Ian Hayward | Senior Technician, Monitoring and Records, Strategic Planning, Resident's Services, West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

 CALL  IM  EMAIL

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 31 March 2015 16:48

To: SU Local Development

Subject: Planning Consultation on: LU/71/15/PL

To: WSCC(ROW/Strategic/Highways/Archaeology/Ecology)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Articles 16 & 18 Consultation before the grant of permission

Planning Permission

APPLICATION NO: LU/71/15/PL

Registered: 16th March
2015

Site Address: 10 St Catherines Road Littlehampton BN17 5HS

Grid Reference: 502925 101798

Description of Works: Conversion of Ground & First floor at the rear into two 2 bedroom flats.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 16-APR-15.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

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