WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION

DATE: 18/2/2009

FROM: **Liam Riddy**

TO: Arun District Council
FAO: Mr J Smith

SUBJECT: **LU/7/09**

7 & 9 Norfolk Road, Littlehampton

Conversion of commercial properties to residential units

CONSULTATION DATE: 29/1/09

RECOMMENDATION:

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

S106 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 the conversion of commercial properties to residential units with access onto Western Road via an existing access point. The vehicular access is used for parking already, and the most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues.

Parking to the amount of one space per dwelling is provided to the rear of the property, however on-street parking is also available to the front of the property on a first-come-first-served basis. The proposal is unlikely to affect parking to the extent where a highway safety issue arises, and therefore it is up to the LPA to decide whether this proposal is of detriment to existing parking arrangements in the area.

In summary, WSCC has no highway safety concerns regarding this application.

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.

Liam Riddy
Local Development