

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	20 April 2022
LOCATION:	38/40 High Street Littlehampton
SUBJECT:	LU/82/22/PD Prior notification under Schedule 2, Part 3, Class G for the change of use of upper floors to 2 No flats.
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.

This application is for the prior approval for change of use of upper floors of existing retail unit to provide two flats (1 x 5-bedroom flat and 1 x 6-bedroom flat). The site is located on High Street, an E-classified pedestrianised street.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from retail (A1) use to residential (C3) subject first to prior approval being granted. As part of the prior approval process there are a number of matters to be considered, including those 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.

The application does not propose any parking provision or vehicular access to the dwellings. However the LHA appreciate the sustainable location of the site, situated within close proximity to local shops, bus services and a train station, and consider that there are viable options for sustainable modes of transport to reduce the reliance upon the private car. Under the WSCC parking demand calculator a minimum of 6 parking spaces could be provided for a development of this size and location. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The LPA may wish to consider the potential impacts of this proposal on on-street parking from an amenity point of view. The LHA anticipate that the level of traffic generated by the proposed dwelling would be of a similar nature to the potential of the existing use.

In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

If the Local Planning Authority is minded to approve the application, they may wish to condition cycle parking as demonstrated on the proposed plans.

Nicola Fry
West Sussex County Council – Planning Services