

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Ms Kaur Singh
FROM:	WSCC - Highways Authority
DATE:	7 July 2021
LOCATION:	The Barn, Station Road, Lyminster, BN18 9PH.
SUBJECT:	LY/10/21/PL Alterations to existing summerhouse to provide shower room & kitchenette ; change of use of summerhouse to include intermittent B&B accommodation & continuing use in connection with existing dwelling & extension to existing fence as visual & acoustic barrier against railway. This application affects the setting of a listed building and is in CIL Zone 3 (Zero Rated) as other development.
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 Planning Services 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.

This application seeks change of use of an existing summerhouse at The Barn Station Road Lyminster to holiday let with various other internal alterations.

Access is to be achieved via an established existing access point onto The Causeway (A27). Highways England are the Local Highways Authority for A27, as such the Local Planning Authority would be advised to consult with them regarding any potential impacts upon A27.

With regard to parking it has been indicated that an area large enough to park 2 vehicles will be provided. This would be considered adequate for a holiday let of this size.

It would be beneficial if the parking spaces could be EV enabled in line with guidance as set out within the Arun Supplementary Planning Documents - Parking Standards. If this is considered appropriate the details of which could be secured via a suitably worded condition.

It would be beneficial if the holiday let could be provided a secure and covered cycle parking provision. The details of which can be secured via a suitably worded planning conditions if such a provision is considered reasonable by the Local Planning Authority.

WSCC raises no highways concerns to this application for area which it is within its remit to comment. If the Local Planning Authority is minded to grant planning consent the following conditions would be advised:

Electric Vehicle Charging Spaces

No part of the development shall be first occupied until the electric vehicle charging space(s) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide sustainable travel options in accordance with current sustainable transport policies.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Ian Hayward
West Sussex County Council – Planning Services