

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardener
FROM:	WSCC - Highways Authority
DATE:	1 April 2020
LOCATION:	Roseland The Causeway Arundel BN18 9JL
SUBJECT:	LY/5/20/PL Removal of roof structure & 1 No. flat in roof space & construction of 2 No. new flats & 1 No. replacement flat in roof. This application is a Departure from the Development Plan.
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.

Site Background

The proposal is for the internal alterations of one no. one bed flat into two no. one bed flats with the conversion of loft space into one no. one bedroom flat.

Access for Roesland is solely from the A27. Highways England is the authority for this road and is responsible for its maintenance. The Local Highways Authority (LHA) therefore advises that the Local Planning Authority (LPA) contact Highways England for further advice on the suitability of this proposal.

Vehicle Parking, Cycle Parking and Turning

With no parking provisions demonstrated on the plans, the LHA takes a view on the applicant proposing a NIL parking provision.

Under Arun's Parking Standards, dwellings of this size and location require one space per household. From experience from other similar applications, it is extremely difficult to substantiate that a shortfall of two car parking spaces will result in an unacceptable highway safety issue and therefore not considered a justification for refusal on highways grounds. The LPA may wish to consider the amenity implications caused by a small increase in on-street car parking demand.

The applicant has proposed a nil cycle parking provision, the LHA advises the Local Planning Authority (LPA) that if they deem cycle parking justifiable then the applicant should show this in the form of lockable covered storage.

Conclusion

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Stephen Garrard
West Sussex County Council – Planning Services