

From: Jamie Brown [REDACTED]
Sent: 04 September 2015 15:43
To: Planning.Responses
Cc: Joan Phillips
Subject: M-85-15

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 04/09/2015

FROM: Jamie Brown
TO: Arun District Council
FAO: Andrew Wood

SUBJECT: M/85/15/PD- Application for prior approval under Class M for change of use from solicitors office (use class A2) to dwellinghouse (Use Class C3)

1 Middleton Court, Elmer Road, Middleton, West Sussex

RECOMMENDATION:



Advice

Modification

More

Information

Objection

No Objection

Refusal

S106 contribution total (see below for breakdown): £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 Strategic Planning 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.

Summary

The Local Highway Authority acknowledges the permitted change of use from offices to residential subject first to prior approval being granted. As part of the prior approval, the LHA can consider only 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.

Capacity and Access

No traffic flow information has been provided with the current application. However from experience of other similar proposals, the LHA recognise that offices generate more vehicle movements compared with residential developments. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site.

Parking

The existing parking area for the offices is included within the red edging. The prior notification process does not enable parking provision or other matters relating to accessibility to be considered. Nevertheless, it would appear that some parking is to be retained for the residential use.

Conclusion

There would be no highway grounds to resist the prior approval.

Jamie Brown
Strategic Planning

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