

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Ms Kaur Singh
FROM:	WSCC - Highways Authority
DATE:	21 June 2021
LOCATION:	26 Pigeonhouse Lane Littlehampton BN16 2AZ
SUBJECT:	R/119/21/PL Conversion of existing double garage into holiday let accommodation replacing the existing shed with a conservatory. This site is in CIL Zone 4 (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 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for conversion of existing double garage into holiday let accommodation replacing the existing shed with a conservatory. The site is located on the corner plot between Pigeonhouse Lane (Private road) and Hudson Drive which is an unclassified road subject to 30mph speed limit.

Pigeonhouse Lane is also recorded as Public Right of Way (PRoW) bridleway no. 2130.

Vehicular Access

The site benefits of two vehicular accesses, one off Pigeonhouse Lane and the other via Hudson Drive. The proposed plans do not indicate any alterations to the existing access points.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents at the access point with Hudson Drive. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

This proposal is not anticipated to result in a material intensification of use onto Hudson Drive or the wider road network.

Parking

The application form states that the existing parking of 2 spaces will be retained, however it is unclear if some of this will be allocated to the proposed holiday let use. Arun parking standards do not include standard for holiday let. Under the WSCC Parking Guidance (updated August 2019),

there is no longer a standard for holiday let use. Within the previous WSCC Car Parking Standards the anticipated parking demand for holiday let use is one parking space per bedroom. There appears to be some space for parking within the site curtilage.

While the proposal may result in a shortfall of 1-2 spaces, the LHA would not anticipate that this would create highways safety issues however the LPA may wish to consider the potential overspill parking from an amenity perspective.

In order to promote sustainable transport modes over the use of a private car, the LHA would advise that cycle storage is provided within the site.

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.

If the Local Planning Authority (LPA) is minded to approve the application, the LHA advise that conditions securing car parking and cycles storage are applied.

Anastasia Toleva
West Sussex County Council – Planning Services