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From: 

Sent: 11 October 2019 08:43

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: Response To Application Number R/205/19/PD at 66 The Street Littlehampton BN16 3NR

Please could the attached response be distributed to the relevant case officer.

Regards

Anastasia Toleva

If you wish to reply to this email, please contact the officer directly.

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO:Andrew Wood
FROM:	WSCC - Highways Authority
DATE:	11 October 2019
LOCATION:	66 The Street Littlehampton BN16 3NR
SUBJECT:	R/205/19/PD Notification for Prior Approval under Class PA for change of use from Premises in Light Industrial Use (Class B1(c)) to dwellinghouses (Class C3) to provide self contained flats (4 one bed flats & 2 two bed flats).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
S106 CONTRIBUTION TOTAL:	n/a

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

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from B1 (c) light industrial use to residential (C3) subject first to prior approval being granted. As part of the prior approval process there are 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 the traffic.

This proposal seeks Prior Approval under Class PA for change of use from Premises in Light Industrial Use (Class B1(c)) to dwellinghouses (Class C3) to provide self-contained flats (4 one bed flats and 2 two bed flats). It is located to the rear of 66 The Street and accessed via shared driveway off The Street which also serves the care home. The site is currently used as storage building for dental products.

The Local Highway Authority requests additional information pertaining to the parking arrangements, as set out below.

Transport report states that parking provision of 6 spaces can be accommodated onsite. These spaces have not been demonstrated on the proposed plans. Our mapping shows that the internal area (within the red edge of the block plan) has insufficient space to accommodate 6 parking spaces. Therefore, the applicant is requested to provide details of the maximum parking spaces that can be accommodated onsite and any allocation to units that that will provided. This information is

required so that appropriate advice regarding parking, and any potential overspill parking, can be provided.

While the Local Highways Authority has no overriding highways concerns with the principle of the proposed, I would ask the applicant to provide more information on the matters above and the Local Highways Authority to be re-consulted on this application.

Anastasia Toleva
West Sussex County Council – Planning Services