

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

|                                 |                                                                                                                                                                                                                  |
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| <b>TO:</b>                      | Arun District Council<br>FAO: Mrs A Gardner                                                                                                                                                                      |
| <b>FROM:</b>                    | WSCC - Highways Authority                                                                                                                                                                                        |
| <b>DATE:</b>                    | 4 April 2022                                                                                                                                                                                                     |
| <b>LOCATION:</b>                | 7 Sterling Parade, The Street, Rustington, BN16 3DR                                                                                                                                                              |
| <b>SUBJECT:</b>                 | R/34/22/PL<br>Retention of floor plans, number of flats and proposed windows following prior approval application for change of use (R/310/16/PD). This site is in CIL Zone 4 (Zero Rated) as other development. |
| <b>DATE OF SITE VISIT:</b>      | n/a                                                                                                                                                                                                              |
| <b>RECOMMENDATION:</b>          | Advice                                                                                                                                                                                                           |
| <b>S106 CONTRIBUTION TOTAL:</b> | n/a                                                                                                                                                                                                              |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

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

It is understood that the application site benefited from prior approval for change of use from office to residential under R/310/16/PD.

As approved the scheme incorporated 5 residential units (2 x 1 bed / 2 x 2 bed / 1 x 3 bed) units. This application seeks to regularise as the build was implemented as 6 residential units (4 x 1 bed / 2 x 2 bed).

The adjacent yard area is included within the red edge plan. The application documents suggest that the residential units can make use of this area for parking.

Using the Arun District Council Supplementary Planning Document (SDP) for Parking, it would be anticipated that the originally approved flats would have generated the parking demand for 7 parking spaces, the implemented scheme with different bedroom breakdowns would also be considered to generate a parking demand of 7 spaces. As such it is not anticipated that the implemented scheme will have any impact upon parking demand / supply.

The Local Highways Authority does not anticipate that the proposed 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 111), and that there are no transport grounds to resist the proposal.

**Ian Hayward**  
**West Sussex County Council – Planning Services**