

**WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION**

DATE: 16th April 2009

**FROM: Ian Gledhill TO: Arun District Council
FAO: Anita Gardner**

**SUBJECT: R/61/09/ - COU from class C2 (res institutional) to class C3 (dwellings) -
amendment to prev. apr. R/163/08**

**West Preston Manor Bungalows, Pigeonhouse Lane, Preston Paddock,
Rustington, West Sussex**

CONSULTATION DATE: 8th April 2009

RECOMMENDATION:

Advice	☒	Modification	☐	More Information	☐
Objection	☐	No Objection	☐	Refusal	☐

TAD contribution: £

Comments made by WSCC Local Development on R/163/08 are duly noted. In essence the current application seeks to provide an additional 2 dwellings, to provide in total 10 dwellings. Materially, the additional two dwellings would not have any significant consequences either upon Pigeonhouse Lane or the public bridleway. The parking provision has also been increased as part of this proposal with 20 spaces proposed for the 10 dwellings now proposed. This provision would be within the WSCC Parking Standards.

Whilst no physical alterations are proposed to the access, access gates are also now proposed. The provision and location of the gates would not cause raise any concerns.

Details of the cycle parking facilities should be secured via condition.

Given the dwellings are accessed onto the private Pigeonhouse Lane, these comments are for advice only, there would however be no concerns with any aspects of this proposal. The following conditions would be recommended.

CONDITION
C8B (replacing garages with car ports)

Cycle Parking

The dwellings hereby approved shall not be occupied until such time as the details of the cycle store have been submitted to and approved in writing by the Local Planning Authority. The facility shall thereafter be provided and retained for such use. REASON: To encourage the use of cycling in accordance with policy DEV 4 of the WSCC Structure Plan and GEN15 of the Arun Local Plan.

**Ian Gledhill
Local Development**