

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner
FROM:	WSCC - Highways Authority
DATE:	2 April 2019
LOCATION:	Church Farm Cottage, 76-78 The Street, Littlehampton, BN16 3NR
SUBJECT:	R/61/19/PL Change of use from museum & cafe to single dwelling. This application may affect the character & appearance of the Rustington Conservation Area.
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 Planning Services 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.

This application is for the change of use of museum and cafe to single 2-bedroom dwelling. The site is located on The Street, a B-classified road subject to a speed limit of 30mph.

Access and Visibility

The site currently benefits from access onto The Street via a private access road to the west of the site, shared with the Pegasus Court development and parking areas for other retail uses along The Street. No alterations to the existing access onto The Street are proposed. The applicant proposes to provide a gated entrance to the site. This opens inwards of the site and is sited within the private access and vehicles will not obstruct the public highway whilst the gates are being operated.

Visibility onto the public highway appears sufficient for the anticipated road speeds and 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 within the vicinity of the site as result of the road layout. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the change of use would exacerbate an existing safety concern.

Parking and turning

The proposed plans indicate that two parking spaces will be provided onsite, including one disabled parking space. These spaces meet minimum specifications as set out in Manual for Streets (MfS) and the WSCC Parking Demand Calculator anticipates that this is a sufficient parking provision for a dwelling of this size and location. There appears to be sufficient space on site for vehicles to turn on site and exit onto the public highway in a forward gear.

Sustainability

The site is located within walking distance of a small parade of local shops and services. Bus stops are located within walking distance providing access into neighbouring towns and further afield. The applicant proposes two cycle storage spaces within a proposed outbuilding to further encourage sustainable methods of transport.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact 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 LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Fry
West Sussex County Council – Planning Services