

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Richard Castro-Parker
FROM:	Highways, WSCC
DATE:	10/08/2018
LOCATION:	2, Orchard Crescent, Arundel Road, Fontwell, Arundel, BN18 0SD
SUBJECT:	WA/67/18/PD Prior notification under Class M for change of use from shop room at front of property from Class A1 to C3.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 proposal is for the change of use from shop to residential of 2 Orchard Crescent, a privately maintained road. The nearest publically maintained highway is Arundel Road to the south of the site.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from shop (A1) use to residential (C3) subject first to prior approval being granted. As part of the prior approval process there are a 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 traffic in the vicinity of the site.

The application proposes the change of use from shop to residential to be incorporated into the existing dwelling to the rear of the shop use and on the first floor. The existing shop use does not benefit from off-street parking and it is unclear whether the existing residential use to the rear benefits from off-street parking. There appears to be limited on-street parking provision within the private road. However, the existing mixed A1/C3 use has been operating without highway safety concern with the existing parking arrangement. The WSCC parking demand calculator expects that a minimum of two parking spaces would be required for a dwelling of this size and location. The LPA may wish to consider the impact of any potential overspill on-street parking generated through this proposal from an amenity perspective; however, we consider that the shop use would have generated a greater number of vehicle movements over the proposed single dwelling.

In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Nicola Fry
West Sussex County Council – Planning Services