

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Anita Gardner	
FROM:	Highways, WSCC	
DATE:	30/10/2018	
LOCATION:	1 Orchard Crescent, Arundel Road, Fontwell	
SUBJECT:	WA/91/18/PD Prior notification under Class M for change of use from mixed use dwellinghouse with Shop (A1) to dwellinghouse (Use Class 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 1 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 there appears to be limited on-street parking provision within the private road. Local mapping indicates that there is off-street parking for the residential use to the rear of the site although it is unclear how many vehicles are able to park. This proposal is not anticipated to result in an increase in vehicle movements over the existing mixed A1/C3 use which has been operating for some time without evidence of highway safety concern.

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