

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 17/10/2017

FROM: Jodie Wilkes

**TO: Arun District Council
FAO: Mr S Davis**

SUBJECT: Y/58/17/PL - Conversion of barn to form to 2 No. dwellings; detached garage & conversion of part link single storey building to garaging. This application may affect the setting of a listed building & affects the character & appearance of the Main Road/Church Road Conservation Area.

Stakers Farm, North End Road, Yapton, West Sussex, BN18 0DU

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £ 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 Local Development 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.

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

Summary

The proposal will be accessed from North End Road (the B2132) a "B" class road subject to 30mph speed restrictions. The site is located to the east of the centre of Yapton. The road serves a number of residential and commercial outlets. The proposal is for the change of use of existing barn into two residential dwellings with associated parking.

Access and Visibility

The site does have an existing vehicular access onto North End Road, no modifications are proposed to the existing access arrangements. The access is considered to be of sufficient width to accommodate the anticipated level of vehicular activity. Visibility splays along North End Road from the existing point are considered acceptable for the proposed use.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last three years. There have been no recorded collisions or personal injury claims at the junction with the public highway, onto North End Road. There is no evidence to suggest that the junction is operating unsafely, or that the relocation of such would exacerbate an existing safety concern.

Parking

The proposed parking is considered acceptable and meets the requirements set out within the WSCC Parking Demand Calculator. The LHA are not aware of any claims that the previous use

resulted in excess parking onto North End Road. We are aware that a proportion of on-street parking occurs during the pick-up and drop-off period of the nearby school. However in terms of the proposed use it is considered unlikely that there would be an increase in on-street parking as a result of this proposal. The parking demand is met in the form of a double garage to serve Barn 1 and a link Garage between the properties serves Barn 2. Visitor spaces are available within the courtyard area along with ample turning space. Garages should measure 6m x 6m in order to house two average sized vehicles and contain secure covered cycle parking. Alternative cycle parking provisions may be provided by the applicant.

Refuse Collection

Refuse will be taken from the area at the access point as per the existing arrangement, refuse vehicles will therefore not be required to enter or turn within the site.

Capacity

Given the scale of the proposal and the existing permitted use a TRICS assessment and Travel Plan are not required. The proposals are likely to see an additional 10 movements throughout the day. On that basis the LHA does not consider that there will be a material increase in traffic movements over the existing use. In addition there are no known capacity and congestion issues within the immediate vicinity of the site. From a capacity perspective we are satisfied the proposal will not have a severe residual impact.

Sustainability

Bus services run from south of the site along North End Road, this provides services to Walberton and Chichester. North End Road does have footway links that lead to a number of small retail outlets within Yapton. These include a convenience store with post office facility, a fast food outlet and butchers. Barnham train station is a 7minute cycle from the site; this provides links further afield to Portsmouth, Brighton and Bognor Regis. The Footpaths are linked between all mentioned routes however not street lit throughout, this may make the journey unappealing to less confident cyclists and commuters.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 32), and that there are no transport grounds to resist the proposal.

Any approval of planning consent would be subject to the following 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 plans and details submitted to and approved by the Local Planning Authority.

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

Jodie Wilkes
Planning Services