

[REDACTED]

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 18 December 2017 11:35
To: Planning.Responses
Cc: Jacky Pendleton
Subject: RE: Planning Consultation on: Y/68/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 18/12/2017

FROM: Katie Kurek
TO: Arun District Council
FAO: Richard Temple

SUBJECT: Y/68/17/PL - Alterations & extensions to existing redundant garage building to create 1 No. dwelling & associated works. This application affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & may affect the setting of a Listed Building.

Garage Premises, Main Road, Yapton, West Sussex, BN18 0EA

RECOMMENDATION:

Advice

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 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.

The application is to convert former garage site to 1 x 3-bedroom dwelling with 2 x off-street car parking spaces and on-site turning.

Access & Visibility

The existing vehicle crossover to the site will be utilised with no changes to access from Main Road ('B' classified district distributor road subject to a 30mph speed restriction in this location). This access is shared with Yapton House. From an inspection of local mapping on street parking on the south side of the carriageway is common practise in this location. From an inspection of the latest accident data supplied to WSCC by Sussex Police there has been one recorded injury accident in the vicinity of the site within the past 5 years. From an inspection of accident data this was not caused by the nearby road network or access arrangements for the site or neighbouring properties. The existing access would have supported a number of vehicle movements with the previously permitted garage use at the site. There is no evidence to suggest that the access has been operating unsafely or that the proposed change of use to dwelling will exacerbate an existing safety concern.

The Local Highway Authority (LHA) acknowledge restrictions to visibility upon exiting the site though anticipate that the building line of neighbouring properties and on-street parking would result in lower vehicle speeds and anticipation of drivers along the main arm of emerging vehicles. We also consider that the proposed single residential unit would not result in a 'severe' intensification of vehicle movements over what could be facilitated by the permitted use at the site.

Parking & Turning

Two car parking spaces are to be provided for the dwelling. On the basis of these being allocated to the use this meets with the level of parking required by the WSCC Car Parking Demand Calculator. The parking spaces are wider to facilitate an improved turn on site as per figure 8.20 Manual for Streets (MfS) which demonstrates a wider parking space can facilitate a manoeuvre from a restricted aisle width.

The LHA are therefore satisfied that sufficient parking and turning will be provided for the dwelling, in order that a car can exit on to the public highway in a forward gear. Secure and covered bicycle storage would also be advised to encourage a sustainable mode of transport in this location where nearby village of Barnham with Train Station and other nearby villages with facilities and amenities would be realistically achievable by the more confident cyclist.

Conclusion

In summary the LHA do not anticipate that a highway safety or capacity reason for resisting the proposals could be substantiated. The application is therefore in line with policies set out in paragraph 32 of the National Planning Policy Framework in that it would not have 'severe' impact on the operation of the Highway network, and there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application the following conditions should be secured:

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.

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.

Katie Kurek
Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 30 November 2017 10:20
To: SU Local Development
Subject: Planning Consultation on: Y/68/17/PL

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015 - Articles 16 & 18 Consultation before the grant of
permission
Planning Permission

APPLICATION **Y/68/17/PL**
NO:

Registered: 30th October
 2017

Site Address: Garage Premises Main Road Yapton BN18 0EA

Grid Reference: 497528 103297

Description of Alterations & extensions to existing redundant
Works: garage building to create 1 No. dwelling &
 associated works. This application affects the
 character & appearance of the Main
 Road/Church Road, Yapton Conservation Area &
 may affect the setting of a Listed Building.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by
replying to this email
by 30-NOV-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available
on our website so please do not insert personal details or
signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Richard Temple who can be contacted on telephone number 01903 737591.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

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