

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 01/09/2014

FROM: Chris Pratt

**TO: Arun District Council
FAO: Anita Gardner**

SUBJECT: Y/72/14/PD - Prior Notification under class J for change of use from class B1a to Class C3 dwellinghouse.

Unit A Orchard Barn, Church Lane, Yapton, West Sussex, BN18 0EH

RECOMMENDATION:

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

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.

The application seeks approval for the change in use of an existing B1 (a) unit to form a C3 dwelling house. From inspection of the plans and information available, the site is situated in private land that is accessed via two existing private tracks that are sufficient to support this change in use. There is suitable parking and turning areas included within the proposals that are adequate to support the size of the unit in this location.

No concerns would be raised to this application from a highways perspective subject to a condition securing secure and covered cycle parking.

**Chris Pratt
Strategic Planning**