WEST SUSSEX COUNTY COUNCIL **DATE: 11th November 2014**
STRATEGIC PLANNING CONSULTATION

FROM: **Adam Charlton** **TO:** **Arun District Council**
FAO: **Simon Davis**

SUBJECT: **Y/84/14/PD - Prior notification under Class MB for change of use of agricultural building to a dwellinghouse (C3)**

South Barn, Drove Lane, Yapton, West Sussex

RECOMMENDATION:

Advice	X	**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.

The proposal is for the prior notification of an existing agricultural unit into a single residential unit with access onto the publicly maintained highway with Main Road via an existing access point. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Main Road.

The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

The conversion of an agricultural barn into residential will generally result in a reduction of movements from the site. However, even if there is a small increase in movements there would not be a detriment to highway safety from this proposal.

CONDITION

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.

Adam Charlton
Strategic Planning