WEST SUSSEX COUNTY COUNCIL **DATE: 28/07/2009**
INFRASTRUCTURE CONSULTATION

FROM: Jamie Brown **TO: Adur District Council**
FAO: Keith Morgan

SUBJECT: ADC/0266/09 -Change of use from offices (Class B1a) to a one-bedroom flat and two-bedroom maisonette (Class C3) with associated minor alterations

5, Church Street, Shoreham-by-Sea, West Sussex

CONSULTATION DATE: 14/07/2009

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution: £ 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.

The proposal is for the change of use from offices (Class B1a) to a one-bedroom flat and two-bedroom maisonette. For the purposes of this application, the residential use is assumed to have a nil car parking provision. A nil car parking provision does accord with the WSCC maximum parking standards and no highway safety concerns would be raised to a nil car parking provision in this location. The Planning Authority may wish to consider the implications of this proposal upon on-street car parking.

In sustainable location terms, the site is within easy walking and cycling distance of Shoreham town centre with its local services, the nearest bus stop is approximately 45 metres south west of the property; this would give residents and visitors of the development a choice of travel modes in accordance with sustainable travel objectives.

Cycle parking should be included however; this must be secure, covered and be capable of storing at least one cycle per bedroom of the proposed dwelling. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA). To accommodate cycle parking any cycle store there should have minimum dimensions of 6m x 3m.

Jamie Brown
Local Development