WEST SUSSEX COUNTY COUNCIL **DATE: 22/5/2009**
LOCAL DEVEVLOPMENT SERVICES CONSULTATION

FROM: **Liam Riddy** **TO: Adur District Council**
FAO: Peter Barnett

SUBJECT: **ADC/183/09**

11 Western Road, Shoreham-by-Sea

CoU from office to 1-bed flat

CONSULTATION DATE: 6/5/2009

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 map information.

This application proposes the conversion of an existing office property to a 1-bed flat situated in Western Road, Shoreham-by-Sea. There is no existing off-street parking, nor is any proposed.

In terms of transport, the property is situated in a sustainable location. The property is within walking distance of a range of services and public transport, hence there is no reliance as such on the use of the private car.

Cycle parking should be included, if not already available. This must be secure, covered and be capable of storing at least one cycle per bedroom of the converted building. The actual details of the cycle parking facilities should be submitted to and approved by the Local Planning Authority (LPA).

Any approval of planning permission would be subject to the following condition:

Cycle parking
No dwelling, hereby approved, shall be occupied until covered secure cycle parking spaces have been provided in accordance with a detailed construction plan to be submitted to and approved by the planning authority.
Reason – To provide alternative travel options to the use of the car in accordance with PPG 3 and Dev4 of WSCC Structure Plan.

Liam Riddy
Development Planning