WEST SUSSEX COUNTY COUNCIL **DATE: 02/02/2017**
STRATEGIC PLANNING CONSULTATION

FROM: Jamie Brown **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/1804/16-Extension and re-configure new accommodation to rear of existing hotel to include a new function room and conference garden studio and new enlarged kitchen with 10 new hotel rooms over first and second floors. Two additional ground floor accessible hotel rooms facing rear garden. No hotel parking is accommodated. Proposed on site 3 bedroom family home to the west (rear) of the hotel with parking provision.

The New Sussex Hotel, 182 South Street, Lancing

RECOMMENDATION:

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

I refer to your consultation in respect of the above planning application and would provide the following comments.

Background
The proposal sees the existing will result in the extension of the existing hotel with 10 additional rooms including a new function room and reception area. In addition there are new on site living accommodation for the family/owner occupier. The proposals are served via private access road which accesses onto the A2025 although there is no indication in the supporting information to indicate if the applicant has usage rights on this section of road.

Comments
Whilst the Local Highway Authority (LHA) would have no significant concerns with the principle of the application we would request some additional information and clarity on the following points:

- The proposed parking for the dwelling does appear restricted; we are particularly concerned with the manoeuvring of vehicles in the space shown. We would request that this is demonstrated by a revised plan which includes swept path diagrams or if necessary the parking area enlarged.
- An additional 10 rooms will result in further parking demands, we would require some additional information on parking. We acknowledge the close proximity of the Beach Green car park and the sites close location to public amenities, the applicant is therefore requested to provide some further information on the form of location and walking routes to the aforementioned car park or an additional parking that could be provided.

Conclusion
The two areas stated above should be considered by the applicant and additional information provided.

Jamie Brown
Strategic Planning