WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	17 May 2024
LOCATION:	88A High Street Shoreham-by-sea West Sussex BN43 5DB
SUBJECT:	NOTICE/0001/24 Notification for Prior Approval under Class MA for change of use from office use (Class E[g][i]) to residential (Class C3) - Conversion of first floor of existing building into 1 No. self-contained residential unit.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

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

This application seeks prior approval for the change of use of first floor office space (Class E) to 1 no self-contained residential unit (Class C3). The site is located on High Street an A-classified road subject to a speed restriction of 30 mph.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Class E to Class C3 subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

Generally, the change of use from office to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of the potential of the current use.

The WSCC Car Parking Demand Calculator indicates that the single bedroom flat in this location would require at single car parking space. The proposal will retain the existing nil parking provision. Parking would therefore have to be accommodated on-street or within nearby public car parks. Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil parking provision would result in a detrimental highway safety impact, nor lead to a

wider parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is located within reasonable walking distance of local shops and amenities. Bus services operate along High street A259 and rail services are within walking distance of the site.

In summary, the movements associated with Use Class E have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. West Sussex County Council in its role as LHA has therefore considered the proposal on that basis. The prior approval is therefore considered acceptable in highway terms.

Jodie Wilkes
West Sussex County Council – Planning Services