WEST SUSSEX COUNTY COUNCIL **DATE: 22/06/2016**
STRATEGIC PLANNING CONSULTATION

FROM: **Jodie Wilkes** **TO:** **Adur & Worthing Councils**
FAO: Peter Bennett

SUBJECT: AWDM/0797/16- Change of use of redundant A1 (hairdressers) to 1 no. two bedroom flat (C3) including enclosure of verge area to south west for garden use.

136, Beach Green, Shoreham-By-Sea, West Sussex, BN43 5YA

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £ 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 Strategic Planning 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.

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

Summary
The applicant is seeking to change the use of redundant A1 (hairdressers) to 1 no two bedroom flat (C3) including enclosure of verge area to South West for garden use. The site is located on Beach Green a D Class road subject to 30mph speed restrictions. There have been no recorded personal injury claims or Highways Accidents at the point of access onto the Highway, there has been a previous consultation at this address under application ref NOTICE/29/15, The LHA (Local Highway Authority) offered no Highway Concerns to the prior notification proposal at this location.

Access, parking and sustainability
A single car parking space is allocated to this property, this is sited to the East of the proposed within a communal residents parking area. This location is accepted as being within a sustainable area, with regular bus services stopping to the west of the site, Shoreham-by-Sea train station is located a 6minute cycle or a 20minute walk from the proposal.
The traffic generated through the A1 Hairdresser use is thought to generate more vehicular movements than a class C3 use would. Therefore the trips generated by this proposal are considered to be reduced by this Change of use and would not give rise to a material increase. Should planning consent be obtained, secure covered cycle parking should be included within the development in order to maintain sustainability, this is advised to be sealed via condition by the LPA

Conclusion
Based on the information received by the applicant and on observation of WSCC mapping data, it is not considered that this proposal would be a detriment to Highways Safety. The proposed is in accordance with paragraph 32 of the NPPF which seeks to promote sustainable

development. Should planning consent be obtained the following condition is advised to be sealed along with it.

Conditions

Cycle parking

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.

Jodie Wilkes
Strategic Planning