WEST SUSSEX COUNTY COUNCIL **DATE: 28/09/2009**
INFRASTRUCTURE CONSULTATION

FROM: Jamie Brown **TO: Adur District Council**
FAO: Peter Barnett

SUBJECT: ADC/0355/09 - Conversion of roofspace to form 1 no. 2 bedroom flat with rear roof terrace and rear dormer, front rooflights and removal of chimney stack.

5a, East Street, Shoreham-by-Sea, West Sussex, BN43 5ZE

CONSULTATION DATE: 09/09/2009

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.

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

There are no changes to the access arrangements onto East Street. Two existing parking spaces are being proposed in association with this application. It is assumed that these spaces will be on-street at the front of the property. Unless the applicant has a permit in place these should not always be relied upon. The site is located in an accessible location with Shoreham town centre and passenger transport facilities are within reasonable walking distance, therefore there should no always be a reliance on the use of the private car.

I would recommend that cycle parking is secured via condition; 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 should have minimum dimensions of 6m x 3m.

In terms of vehicular movements, this proposal is unlikely to result in any material increase or any detrimental impact.

If the LPA are minded to approve this application, a condition securing cycle parking (secure, covered and equating to one cycle per bedroom) should be included.

Jamie Brown
Local Development