WEST SUSSEX COUNTY COUNCIL **DATE: 13/07/2015**
STRATEGIC PLANNING CONSULTATION

FROM: Chris Pratt **TO: Adur & Worthing Councils**
FAO: Rebekah Smith

SUBJECT: NOTICE/0011/15 - Application for the permitted development for prior approval for change of use from solicitors office to a three bedroom dwelling.

71, South Street, Lancing, West Sussex, BN15 8AP

RECOMMENDATION:

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

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.

The application seeks prior approval for the formation of a new 3 bedroom dwelling on the to replace an existing solicitors office.

From inspection of the plans and information provided, the application provides 1 dedicated vehicular parking. Proposals should also include a provision of cycle storage which should be secure and covered and in line with WSCC standards (2 spaces). The site is also within a sustainable location with good links to public transport, therefore mitigating the need for occupiers to require a private car.

The site is recognised as having a permitted A2 use. In considering the change of use, the potential vehicle movements from the permitted use is a material consideration. In light of the scale of the permitted and proposed development, it is considered that traffic generation would be less intensive through the C3 use. It is therefore not considered that this proposal could be resisted on the basis of traffic generation.

No concerns wished to be raised to this application from a highways perspective, subject to a condition securing the car parking and cycle parking.

Chris Pratt
Strategic Planning