WEST SUSSEX COUNTY COUNCIL **DATE: 01/09/2017**
PLANNING SERVICES CONSULTATION

FROM: **Katie Kurek** **TO:** **Adur & Worthing Councils**
FAO: **Eve Hearsey**

SUBJECT: AWDM/1213/17 - Proposed reconfiguration of the existing single storey rear extension, internal alterations and partial change of use of the ground floor from retail/commercial use to residential use and full change of use of the 1st floor from retail/commercial use to residential use.

25, Brunswick Road, Shoreham-By-Sea, West Sussex

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.

The proposal is for reconfiguration and alterations to change use from commercial and retail to residential with retention of some of the retail space at ground floor. The works would result in a 2-bedroom flat with kitchen/ living room on the ground floor.

A nil car parking provision is proposed for the new flat. Under the WSCC Car Parking Standards, one car parking spaces may be provided for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

Furthermore, the location is suited well to sustainable modes of transport by bus or train. A range of local amenities, retail and services are within walking distance. We would advise that secure and covered bicycle storage is provided for the proposed flat to further promote sustainable modes of transport in this location.

No highway safety concerns. If the LPA are minded to approve the following condition should be secured:

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.

Katie Kurek
Planning Services