WEST SUSSEX COUNTY COUNCIL **DATE: 03/01/2013**
STRATEGIC PLANNING CONSULTATION

FROM: Jamie Brown **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/1144/12-Conversion of existing office & 2-bed maisonette to form office & 2 x 1-bed flats with ground floor rear extension.

118, High Street, Shoreham-by-Sea, West Sussex, BN43 5DB

CONSULTATION DATE: 04/12/2012

RECOMMENDATION:

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

S106 contributions: £None

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 proposed nil car parking allocation would not meet the WSCC Car Parking Standards, however I 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.

The applicant has stated that Cycle parking will be included; this must be secure, covered and be capable of storing at least one cycle per bedroom of the proposed flats. 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.

The new flats are to be situated in a sustainable location as the site is within walking distance of public car parks and has close links with the public transport network. The proposal would also not be anticipated to generate an increase in vehicle movements with respect to the existing office use, and the peak usage times would not be expected to coincide with peak traffic levels in this area.

On this occasion there will be nothing sought for this application as it will be below threshold for contributions.

Jamie Brown
Strategic Planning