WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	31 August 2022
LOCATION:	73 - 75 North Road Lancing West Sussex BN15 9AS
SUBJECT:	NOTICE/0018/22 Application for permitted development for prior approval for change of use from (Use Class E) at first and second floor to 2 one bedroom flats (Use Class C3).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

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

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from commercial use to residential (C3) subject first to prior approval being granted. As part of the prior approval process there are number of matters to be considered, including those relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of the traffic.

The proposed seeks conversion of the first floor commercial unit into 2 studio flats. West Sussex Count County Council was consulted on Highways Matters for this location under planning applications NOTICE/0013/22, NOTICE/0014/22 and AWDM/0922/22 all with similar proposals. These applications were refused planning permission.

The proposed flats would not be provided any off street car parking provision. As such any parking associated with the dwellings would need to park either in a paid for provision or safely on street taking into consideration any existing Traffic Regulation Orders.

The site is located in a sustainable location in close proximity to public services, amenities and employment options. As such it is not anticipated that the occupiers of these dwellings would be reliant on the use of a private motor car.

It is also appreciated that the existing quantum of commercial floorspace lost as part of this application (80 sqm) could have generated its own car parking demand. It would be anticipated that the existing commercial floorspace could have generated parking

demand for circa 2 / 3 spaces as per current WSCC parking guidance for E Class Financial Institutions. This is similar to the anticipated parking demand created by 2 x 1 bed flats in this location. As such it is not anticipated that the proposed will result in any noticeable impact towards on in street car parking demand / capacity.

The flats are provided with an internal storage area that could be used to accommodate cycle parking.

The Local Highways Authority does not consider that the proposal would have and an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Anastasia Toleva
West Sussex County Council – Planning Services