WEST SUSSEX COUNTY COUNCIL **DATE: 18/11/2016**
STRATEGIC PLANNING CONSULTATION

FROM: Ian Hayward **TO: Adur & Worthing Councils**
FAO: Eve Hearsey

SUBJECT: AWDM/1540/16 - Change of use from Use Class C1 (visitors' hostel) to Use Class C3 (dwelling) as 3- bedroom flat on first floor.

28D, Brighton Road, Lancing, West Sussex, BN15 8RA

DATE OF SITE VISIT: n/a

RECOMMENDATION:

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

S106 contribution total: 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.

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

This application seeks the change of use of from C1 hostel to use class C3 as a 3- bedroom flat on first floor of 28D, Brighton Road, Lancing. This will result in 4 apartments being provided rather than 3 apartments and C1 hostel floor space.

Given the small scale nature of the proposal and existing use of the site it would not be anticipated that the proposal would result in a material change in the vehicular activity associated with the site. The unit would not be provided any allocated off street car parking provision, however the site is sustainably located within walking and cycling distance to a range of public services and amenities. Bus and rail links are realistic travel options of longer trips.

It is noted that the cycle parking provision is to be increase by 1 so that 4 cycles can be stored communally on site for the residential uses. I can confirm this quantity of provision would be considered to be in accordance with WSCC adopted cycle parking guidance for residential developments. I would ask the increase cycle parking is secured via condition.

In conclusion the Local Highways Authority does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

Ian Hayward
Strategic Planning