WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	17 August 2020
LOCATION:	106 West Way Lancing BN15 8NB
SUBJECT:	AWDM/1084/20 Change of use of bedroom to beauty therapy treatment room.
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 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 Planning Services 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.

Site Background
The proposal is for the change of use of a bedroom to create a beauty therapy room.

The application site is located on West Way a Private Road. The nearest publicly maintained is Brighton Road an 'A' classified road subject to a 30-mph speed limit.

Access, Trip Generation and Parking
Access to the site is via a private road.

The nature of the proposal would not see a material increase of trips from the site. The beauty room appears to be able to accommodate only one client at a time. The LHA would not consider this an intensification over the existing practices of the site.

The LHA anticipate that the proposal would generate a 1 space parking provision. It appears that this provision could be accommodated on the existing hardstanding area of the property.

The LPA may wish to consider the amenity implications caused by a small increase in the on-street parking demand.

The applicant has proposed a NIL cycle parking provision, the LHA advises the Local Planning Authority (LPA) that if they deem cycle parking justifiable then the applicant

should show this in the form of lockable covered storage. Details of which can be secured with a suitably worded condition found below.

Conclusion
The LHA does not consider that this proposal would have 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 109), and that there are no transport grounds to resist the proposal.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:

Cycle Parking
The use hereby permitted shall not commence until covered and secure cycle parking spaces have been provided in accordance with plans and details **to be** 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.

Stephen Garrard
West Sussex County Council – Planning Services