WEST SUSSEX COUNTY COUNCIL **DATE: 30-01-2013**
STRATEGIC PLANNING CONSULTATION

FROM: Chris Pratt **TO: Adur & Worthing Councils**
FAO: Peter Barnett

SUBJECT: AWDM/0018/13 - Conversion and change of use of ground floor shop and flats above to form 2 x 1-bed flats and 2 x 2-bed flats with roof extension to form part gable, rear dormer and terraces to upper floor flats.

174-176, South Street, Lancing, West Sussex, BN15 8AU

CONSULTATION DATE: 21-01-2013

RECOMMENDATION:

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

S106 contribution: £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 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 application appears to seek permission to transform a vacant ground floor shop, including the first floor and converted 2nd floor to form 2 x 1 bedroom flats and 2 x 2 bedroom flats.

From inspection of the plans and information provided the proposals are unable to offer any off-street parking provision for future residents of the flats. However, given that this area is located in a sustainable location, close to public transport, it is envisaged that the use of a private car will not be relied upon as much. Whilst there are no concerns from a highway safety perspective on this, it is possible that this proposal could lead to an increase in parking demand in the local area; the LPA may wish to consider this.

The cycle provision allocated for all residents meets our current standards and therefore should be conditioned to any planning consent to offer alternative means of transport.

Therefore based on the above comments there would be no concerns raised to this application from a highway safety perspective.

Chris Pratt
Strategic Planning