WEST SUSSEX COUNTY COUNCIL **DATE: 06/05/2016**
STRATEGIC PLANNING CONSULTATION

FROM: Jodie Wilkes **TO: Adur & Worthing Councils**
FAO: Peter Bennet

SUBJECT: AWDM/0474/16- Change of use and conversion of first-floor office and rear extension to form 1 x 2 bed flat.

44, North Road, Lancing, West Sussex, BN15 9AB

RECOMMENDATION:

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

S106 contribution total (see below for breakdown): £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.

Summary:
The applicant is seeking to change the use of and convert first floor office and rear extension to form one 2 bed flat. The proposal is to be sited along North Road, a residential C class road in Lancing. From observation of WSCC mapping data, it would appear that there has been no previous history at this site and that there are no Highways accidents or personal injury claims in the near vicinity of the proposed that are related to the access.

Access and sustainability
It has been acknowledged that there is no parking associated with this proposal. Ordinarily a single parking space would be required to serve a dwelling of this size, however due to the lack of ability to provide this and the central location in which it would be located, it is anticipated that this dwelling would be sustainable
Taking into account the existing permitted B1 (a) usage in terms of highway safety and level of activity of the site, it is unlikely that this proposal to change to C3 would have an adverse impact on the local highway network. From experience of other similar proposals, the LHA (Local Highway Authority) recognise that offices generate more vehicle movements compared with residential developments. As such, there is no expectation for this proposal to give rise to any increase or material change in the character of traffic in the vicinity of the site.
Parking restrictions are in operation along North Road which will ensure vehicles are not left in a position such as to cause a hazard to other road users.

Conclusion
The LHA does not anticipate that this proposal would be a severe detriment to Highway Safety. The location is considered to be acceptable with regards to sustainability and there are no existing concerns associated with the means of access on to the site.

Jodie Wilkes
Strategic Planning