WEST SUSSEX COUNTY COUNCIL **DATE: 16/12/2016**
STRATEGIC PLANNING CONSULTATION

FROM: **Katie Kurek** **TO:** **Adur & Worthing Councils**
FAO: **Peter Barnett**

SUBJECT: **AWDM/1789/16 - Change of use from C4 class 6-bedroom HMO to 7-bedroom Sui Generis HMO**

6, Tottington Way, Shoreham-By-Sea, West Sussex, BN43 6HU

RECOMMENDATION:

Advice	✓	**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.

The proposal is for change of use from 6-bedroom House in Multiple Occupation (HMO) to 7-bedroom HMO. Tottington Way is an unclassified residential road subject to a 30 mph speed restriction.

From an inspection of local mapping there does appear to be one off street car parking space on site. Under WSCC Parking Standards (adopted November 2003) up to 4 spaces could be provided for the HMO (whereby 0.5 spaces could be provided per room/unit). The addition of one habitable room within the HMO is not anticipated to significantly alter the parking demand. Considering the lightly trafficked and slow speed nature of the residential road and the space nearby on street for parking the Local Highway Authority (LHA) do not consider that the proposals will cause a detriment to highway safety.

No highways concerns. The LHA would advise that a condition securing bicycle storage is included to further promote sustainable modes of transport in this location.

Katie Kurek
Strategic Planning