WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	22 June 2022
LOCATION:	73 - 75 North Road, Lancing, West Sussex, BN15 9AS
SUBJECT:	NOTICE/0013/22 Application for permitted development for prior approval for change of use from Commercial, Business and Service (Use Class E) at ground floor to 1no. two person one bedrom flat (Use Class C3).
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.

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

The proposed seeks permitted development for prior approval for change of use of 73 - 75 North Road Lancing from Commercial, Business and Service (Use Class E) at ground floor to 1 x 1 bedroom flat.

The Local Highways Authority is aware that the application site is also subject of two other live applications:

- NOTICE/0014/22 - Application for permitted development for prior approval for change of use from offices (Use Class E) at first floor to 2no. one person one bedroom flats (Use Class C3).

- AWDM/0922/22 | First floor rear extension and conversion of first floor into two one bedroom (two person) self contained flats together with internal and external alterations | 73 - 75 North Road Lancing West Sussex BN15 9AS

The application subject of this consultation response could theoretically get implemented alongside either NOTICE/0014/22 or AWDM/0922/22.

The proposed flat would not be provided any off street car parking provision. As such any parking associated with the dwelling would need to park either in a paid for provision or safely on street taking into consideration any existing Traffic Regulation Orders.

The site is located in a sustainable location in close proximity to public services, amenities and employment options. As such it is not anticipated that the occupiers of these dwellings would be reliant on the use of a private motor car.

It is also appreciated that the existing quantum of commercial floorspace lost as part of this application (circa 75 sqm) could have generated its own car parking demand. It would be anticipated that the existing commercial floorspace could have generated

parking demand for circa 2 / 3 spaces as per current WSCC parking guidance for E Class Financial Institutions. This is likely more than the anticipated parking demand created by 1 x 1 bed flats in this location. As such it is not anticipated that the proposed will result in any noticeable impact towards on in street car parking demand / capacity.

The flat is to be provided with an internal storage area that could be used to accommodate cycle parking.

The Local Highways Authority does not consider that the proposal would have and 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 111), and that there are no transport grounds to resist the proposal.

Ian Hayward
West Sussex County Council – Planning Services