From: Chris Pratt <chris.pratt@westsussex.gov.uk>
Sent: 06 May 2014 16:14
To: developmentcontrol
Subject: Strategic Planning Response
Attachments: AWDM-428-14.docx

Please could this Strategic Planning Response be distributed to the relevant officer please.

Kind Regards

Chris Pratt

Chris Pratt | Technician, Strategic Planning, West Sussex County Council | Location: 2nd Floor Northleigh, County Hall, Chichester PO19 1QT
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WEST SUSSEX COUNTY COUNCIL **DATE: 06/05/2014**
STRATEGIC PLANNING CONSULTATION

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

SUBJECT: AWDM/0428/14 - Conversion of 2 bedroom bungalow into 2 no. 1 bedroom dwellings, with external alterations including addition of pitched roof over former garage, replacement of rear sun room with solid extension and construction of new detached garage and bin/cycle stores.

18, Orchard Way, Lancing, West Sussex, BN15 9ED

RECOMMENDATION:

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

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 seeks approval for the renovation of an existing 2 bedroom bungalow to convert it in to 2 x 1 bedroom flats.

From inspection of the plans and information provided, there will be a provision of 2 parking spaces per flat, which meets the recommendation for flats of this size in this area. Overall the site should not see a significant increase in vehicular activity to the site, as the number of bedrooms in total have not increased. Nevertheless, the site is situated toward the end of a cul-de-sac with existing driveways serving each half of the building. A turn on site does not appear available, however as stated, the flats are situated at the end of a cul-de-sac and therefore reversing out on to a road that will see limited slow traffic movements is deemed to be acceptable.

No concerns would be raised to this application from a highway safety perspective.

Chris Pratt
Strategic Planning