WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC – Highways Authority
DATE:	15 August 2024
LOCATION:	26 Old Fort Road, Shoreham-By-Sea, BN43 5RJ
SUBJECT:	AWDM/1036/24 Single and two storey extensions to front, single storey rear extension with first floor roof terrace, new parapet flat roof and landscaping proposals including new garden wall with metal pedestrian and vehicular gates to front.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for a single and two storey extensions to front, single storey rear extension with first floor roof terrace, new parapet flat roof and landscaping proposals including new garden wall with metal pedestrian and vehicular gates to front. The site is located on Old Fort Road, an unclassified road subject to a speed restriction of 30 mph.

The LHA previously provided consultation advice for this site for application AWDM/1092/23, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

There are no apparent visibility concerns with the existing point of access on to Old Fort Road. The proposal is not anticipated to result in a material intensification of use of the existing access.

The proposed vehicular gate will operate as a sliding gate, which will not encroach upon the public highway. The footway is wide in this location, enabling vehicles to wait clear of the highway whilst the gate is operated.

From inspection of the plans, the proposal will increase the garage area, providing parking for three standard sized vehicles and space for secure and covered cycle storage. The driveway will be enlarged and provide off-street parking for at least two vehicles, and on-site turning appears achievable.

The LHA does not consider that this proposal would have 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 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies

Liz Corcoran
West Sussex County Council – Planning Services