WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	2 December 2019
LOCATION:	64 Parkside Shoreham-By-Sea BN43 6HA
SUBJECT:	AWDM/1763/19 Demolition of existing garage and construction of new pitched roof garage.
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 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.

This proposal is for demolition of existing garage and construction of new pitched roof garage. It is located and accessed via privately maintained Parkside, subsequently these comments are for your advice only. The nearest publicly maintainable road is Downside, which is an unclassified road subject to 30mph speed limit.

This proposal does not include any alterations to the existing vehicular access. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the past five years. There are no recorded injury accidents at the access point onto Downside, therefore there is no evidence to suggest that the existing access is operating unsafely, or that the proposal would exacerbate an existing safety concern.

The proposed garage, as shown on drawing no 02 Rev A, measures circa 5.5 x 7m, which is insufficient and does not comply with the current Manual for Streets (MfS) standards of 6 x 6m for a double garage. The proposed elevations plan indicates that the garage door width is circa 4.2m. The applicant is advised to alter the size of the proposed garage to accord with the above specification.

Conclusion

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 109), and that there are no transport grounds to resist the proposal.

Anastasia Toleva
West Sussex County Council – Planning Services