WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	Highways, WSCC
DATE:	08/10/2025
LOCATION:	6 Falcon Close, Shoreham-By-Sea, BN43 5HN
SUBJECT:	AWDM/1229/25 Removal of existing garage and erection of garage/office
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.

This application seeks the removal of an existing garage and erection of a garage/office building. The site is located on Falcon Close, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for application AWDM/1453/21 (*Log cabin in rear garden to be used as a holiday let),* of which no highway safety or capacity concerns were raised. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current application, the existing garage is to be removed and replaced by a garage/office building. Existing vehicle access arrangements will be retained, and the proposals are not anticipated to give rise to a material intensification of use of the existing access point.

I do note that the proposed garage does not meet the minimum internal specifications for single bay garages of 3m x 6m as outlined in Manual for Streets (MfS). As such, the depth of the proposed garage may not be sufficient to accommodate modern sized cars, and the applicant may wish to enlarge the garage to ensure this is achievable. However, I do appreciate that the proposed garage appears similar or potentially larger than the existing garage, and sufficient off-street parking provision is afforded within the driveway fronting the site to serve this dwelling.

In summary, 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 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services