WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardener
FROM:	WSCC - Highways Authority
DATE:	27 February 2024
LOCATION:	37 Downside Avenue Worthing West Sussex BN14 0EU
SUBJECT:	AWDM/0188/24 Proposed detached annexe for family member.
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 proposal is for the creation of an annexe in rear garden of 37 Downside Avenue to serve a family member. Downside Avenue is a D classified road subject to 30mph speed restrictions. The property has a single allocated parking space and any overspill is to be made up on street. The proposal does not change the existing parking arrangements.

The proposal would not be anticipated to generate a severe material increase in movements over that currently generated by the property. The annexe would be a 1 bedroom unit with a living and office area. It is not known how many rooms are present at the host dwelling however a single additional bedroom would not be considered to cause a detriment in terms of capacity. The WSCC Parking Demand Calculator outlines that two additional spaces would be required to serve the annexe.

The LHA are unaware of any existing parking pressures within the vicinity of the site. The LPA may wish to observe this from an amenity perspective when considering the application.

The site is located within a sustainable location, within reasonable walking distance of local shops and amenities and within commuting distance of regular bus services which may seek to mitigate a reliance on the use of a car.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services