WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC - Highways Authority
DATE:	27 February 2024
LOCATION:	1 Normandy Road, Worthing, BN14 7DX
SUBJECT:	AWDM/1701/23 Demolition of existing garage, and erection of 1 bedroom chalet bungalow. More information received.
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.

Summary and context

WSCC in its role as Local Highway Authority (LHA) has been reconsulted for the above application, following the applicant's submission of amended plans. The LHA previous provided comment on this application, dated 16/01/2024, commenting that the proposed parking space would be slightly short of the minimum specifications for a parking space as set out in the Manual for Streets (MfS). From inspection of the amended plans, the parking space has been altered to meet the specification.

The proposal is for the demolition of an existing garage and erection of a 1-bedroom chalet bungalow. The site is located on Normandy Road an unclassified residential road, subject to a speed restriction of 30 mph.

Access and visibility

The proposed 1-bed dwelling will make use of an existing access point. A new access point is proposed to serve the existing 2-bed dwelling, having inspected West Sussex mapping the are no apparent concerns with visibility for this new access point. The proposed access works will be subject to a vehicle crossover (VCO) licence obtained through the local Highway Area Office. The proposed VCO would be constructed to a specification agreed with the local Highway Area Engineer.

Parking and Turning

The applicant proposes three car parking spaces for the development. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking bays are suitably sized. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location. Neighbouring properties operate similar access arrangements with no known highway safety concerns.

In addition to the above, no details regarding cycle parking provision have been provided. Cycling is a viable option in the local area and the LHA would request that secure cycle parking provision for at least one bicycle be provided to serve the proposed dwelling, as per WSCC Parking Standards

Sustainability
The site is situated in a sustainable town centre location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Northcourt Road close to the junction with Normandy Road. Worthing Train Station is situated approximately 650m South of the site.

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

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

Conditions
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.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Liz Corcoran
West Sussex County Council – Planning Services