WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Rebekah Hincke
FROM:	WSCC - Highways Authority
DATE:	7 July 2023
LOCATION:	22 Rogate Close Worthing BN13 2DU
SUBJECT:	AWDM/0902/23 Removal of existing detached garage building and erection of single-storey side/rear extension including garage. (Revision to AWDM/1954/22).
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.

This application is resubmission of the withdrawn application AWDM/1954/22.

This proposal is of similar nature to AWDM/1954/22 and seeks an approval for removal of existing detached garage building and erection of single-storey side/rear extension including garage.

There are no proposed alterations to the existing vehicular access. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the site vicinity. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given the small-scale nature of proposal, the Local Highways Authority (LHA) would not anticipate material intensification of use onto Rogate Close or the wider road network.

The proposal may result in a loss of a parking space due to the demolition of the garage. However, it is unclear if the existing garage was used for parking, as the passage through to the garage appears narrow to accommodate standard size vehicles. The proposed single garage does not meet the minimum requirements of 3x6m as outlined in Manual for Streets (MfS) guidance. The LHA does not consider that the potential overspill parking would result in an unacceptable impact on the highway safety, however the LPA may wish to consider any implications on on-street parking from an amenity perspective.

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

Anastasia Toleva
West Sussex County Council – Planning Services