WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	22 November 2023
LOCATION:	7 Gordon Road Shoreham-by-sea West Sussex BN43 6WF
SUBJECT:	AWDM/1524/23 Ground floor single storey side/rear extension and bin/bike store.
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 seeks to create a single storey side extension to the existing property at 7 Gordon Road. Gordon Road is a D class residential road subject to 30mph speed restrictions. The proposal does not seek to change the existing access arrangements onto the publicly maintained highway at this location.

The proposed side extension affects the rear of the property and the side aspect where currently there is an access to a garage in the rear garden. The plans demonstrate that the existing garage will be removed with the proposal however the access route to the garage via the side of the dwelling is narrow and considered undesirable/ inaccessible via car at approx 1.9m in width. The existing garage is substandard in dimension and does not reach current standards for a garage to be considered a viable parking space, WSCC Standards outline that 3m x 6m is sufficient as a minimum. On this basis the existing garage provision does not currently count towards the overall parking provision.

Sufficient space exists within the driveway to accommodate 1 vehicle which is the current arrangement. Cycle parking can be accommodated for within the proposed bicycle sheds. Alternatives to the use of a car are available in the form of busses which serve Buckingham Road and offer services to Rottingdean, Shoreham and Arundel. Shoreham by Sea railway station is a short walk from the proposal site. Local shops are also a short walk from the site along Brighton Road to the west which also alleviates the reliance on a car for transportation in this location.

The WSCC parking demand calculator outlines that currently 3 parking spaces would be sufficient to serve a dwelling of this size. It is not anticipated that the proposal would materially change this arrangement.

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

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.

Jodie Wilkes
West Sussex County Council – Planning Services