WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	11 August 2020
LOCATION:	52 Sompting Road Lancing BN15 9JX
SUBJECT:	AWDM/1027/20 Proposed 1no. bedroom bungalow for relative in rear garden.
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for construction of 1 bedroom bungalow for relative to the rear of the existing house. The site is located and accessed via Sompting Road which is a C-classified road subject to 30mph speed restrictions.

There are no proposed alterations to the existing access arrangements. 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 vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the addition of a single dwelling would exacerbate an existing safety concern.

Given the small scale nature of proposal, the addition of one dwelling is not anticipated to result in a material intensification of use onto Sompting Road or the wider road network.

There is no onsite parking provision proposed for the dwelling. The WSCC Car Parking Demand Calculator would expect 1 parking space to be provided for dwelling of this size and location. The LHA does not considers that such a small shortfall would be detrimental to the highway safety, however the LPA may wish to consider the potential impacts 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 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve this application, condition securing cycle parking is advised.

Anastasia Toleva
West Sussex County Council – Planning Services