WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O-Keeffe
FROM:	WSCC - Highways Authority
DATE:	25 November 2020
LOCATION:	29 Saxons Shoreham-By-Sea BN43 5JE
SUBJECT:	AWDM/1844/20 Single-storey rear (north) extension and first floor side (east) extension; garage to be part converted to habitable accommodation with false pitch roof to front (south).
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 Planning Services 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.

This application is for the partial conversion of garage to habitable accommodation and erection of single storey rear and first floor side extension to the property. The site is located on Saxons, an un-classified road subject to a speed limit of 30mph.

No alterations to the existing vehicular access arrangements are proposed. The proposed extensions will not result in additional bedrooms on the site and therefore the proposal is not anticipated to result in an intensification of use of the access, nor is it anticipated to generate additional parking demand over existing.

The partial conversion of the garage will however result in the loss of one existing parking space for the dwelling. The WSCC Parking demand calculator expects that a minimum of 3 parking spaces will be required for the dwelling. As such, the proposal may result in an overspill parking demand, which could be accommodated on street. Whilst the LHA would not raise any highway safety concerns with regard to on-street parking in this location, the LPA may wish to consider the potential impacts of this development on on-street parking from an amenity point of view.

The partially retained garage will provide cycle storage for the proposal, encouraging sustainable transport methods.

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.

Nicola Fry
West Sussex County Council – Planning Services