WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	24 September 2021
LOCATION:	71 Upper Kingston Lane, Shoreham-By-Sea BN43 6TG
SUBJECT:	AWDM/1412/21 Two storey side and roof extension including new gable end with barn hip roof, front and rear dormer (with juliet balcony); single storey rear extension with raised terrace. Demolish existing garage and construct new detached granny annex. Parking to front.
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 various domestic works at 71 Upper Kingston Lane, Shoreham-By-Sea including:

- Two storey side and roof extension
- Single storey rear extension
- Demolish existing garage and construct new detached granny annex
- Parking to front

No changes are proposed to the existing access arrangements.

The applicant has demonstrated that three new off street car parking spaces will be provided within the site frontage. This quantum of spaces would be considered large enough to meet the needs of the existing dwelling and annex accommodation.

The Local Highways Authority does not consider that the proposal would have and 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.

If the Local Planning Authority is minded to grant planning consent the following condition would be advised:

Car parking space (details approved)

No part of the new development shall be 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

Ian Hayward
West Sussex County Council – Planning Services