WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	25 January 2022
LOCATION:	2 Russells Drive Lancing BN15 8BT
SUBJECT:	AWDM/0001/22 Conversion of existing attached garage into habitable bedroom with windows to East and West.
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.

This application is for the conversion of an existing attached double garage into a habitable bedroom. The site is located on Russells Drive which is a D class publicly maintained road with a speed limit of 30mph.

No alterations to the site access are being proposed onto Russells Drive.

The proposal will result in the loss of 2 garage parking spaces however 2 existing external parking spaces on the driveway will be retained. The proposed alterations to the dwelling will add an additional bedroom as such the potential to generate addition parking demand and some overspill parking may occur. The LHA would not raise any highway safety concerns to this proposal, however the LPA may wish to consider the potential for overspill parking on-street from an amenity point of view

The loss of the garage space may result in the loss of cycle storage provision for the dwelling, as such the LPA may wish to secure alternative secure and covered cycle storage provision via condition.

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.

Jack Elliott
West Sussex County Council – Planning Services