WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	Highways, WSCC
DATE:	17/07/2025
LOCATION:	3 Adelaide Close, Worthing, BN13 3HN
SUBJECT:	AWDM/0814/25 Conversion of existing detached garage building (including raising the roof) to create an annexe for a dependant relative.
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 seeks the conversion of existing garage (including raising roof) to create annexe for dependant relative. The site is located on Adelaide Close, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed conversion to annexe would not be anticipated to give rise to a material intensification of movements to or from the site.

The proposals will result in the loss of a garage for vehicular parking. However, I would note that the existing garage does not meet the minimum widths for garages as outlined in Manual for Streets (MfS). As such, the garage may be too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the garage could be being used for other purposes, such as storage. As such, no concerns would be raised over loss of existing parking provision. One off-street car parking space is to be retained fronting the garage.

In summary, 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 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services