WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	19 April 2021
LOCATION:	84 Grinstead Lane Lancing West Sussex BN15 9DZ
SUBJECT:	AWDM/0493/21 Proposed detached garage 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 a construction of detached garage to the rear of the existing property. The garage will be accessed via private access track that leads onto the publicly maintained Orchard Avenue which is an unclassified road subject to 30mph speed limit.

There are no proposed alterations to the existing access onto Orchard Avenue. The applicant presumably has a right of use over the private access road. 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 at the adjoining access point with Orchard Avenue. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

This proposal is not anticipated to result in a material intensification of use.

The proposed garage measures 8.9 x 6 (+5.4)m which would be sufficient to accommodate 3-4 vehicles depending on the internal arrangement. There is a space of at least 6m beyond the garage to allow vehicles to turn and egress onto the public highway in forward gear.

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.

Condition

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved block plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Anastasia Toleva
West Sussex County Council – Planning Services