WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC - Highways Authority
DATE:	3 October 2023
LOCATION:	20 Ashfold Avenue Worthing West Sussex BN14 0AP
SUBJECT:	AWDM/1282/23 Single storey extension and garage conversion
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 Local Highways Authority has been consulted on the above application to convert and extend the existing garage at 20 Ashfold Avenue into habitable living space.

The existing garage in its current format is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore this existing garage space does not count toward the overall parking provision. Currently there is frontage parking at the property and this same provision is proposed to be retained to serve the dwelling and garage conversion.

The proposed additional floor space provides an additional habitable room for the property. It is unclear whether this is an annexe or just ancillary living space. The existing number of habitable rooms within the host dwelling is unknown and therefore the LHA cannot calculate the likely demand for parking for the overall property. However the additional room proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site. Parking sufficient to serve a minimum of two parking spaces is available on frontage hard standing. There is also the possibility for on street parking to accommodate for any overspill generated by the proposal.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services