WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils - FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	5 October 2020
LOCATION:	170 Brighton Road, Lancing, BN15 8LL
SUBJECT:	AWDM/1418/20 Variation of conditions 1 (Approved Plans) and 14 (Car Parking) of permission reference AWDM/0330/18 to allow replacement of garage with gym.
RECOMMENDATION:	Advice

West Sussex County Council, in its capacity as the Local Highway Authority (LHA), have been consulted on variation of condition on permission AWDM/0330/18 (2 x dwellings). The application seeks to vary condition 1 (approved plans) and 14 (car parking) to allow replacement of garage with gym.

Under minor material amendment AWDM/0822/19 the external parking was changed to a perpendicular space fronting the garage. The plans state that the driveway has parking for two cars and plans are altered to show gym rather than garage. As per WSCC guidance where a parking space fronts an entrance this should be 6m in length. The length and width of second marked space is therefore likely to be reduced by entrance and bin store location and cannot be counted as a formal second space. Nevertheless, the onus is on the driver to ensure they park without overhanging footway. Furthermore, there are parking restrictions and dedicated on-street bays along Old Brighton Road which would prevent any overspill parking on-street nearby in locations that would be detrimental to highway safety.

In summary there are no highway safety reasons to resist the variation of condition to reduce car parking though the LPA may wish to consider this from an amenity point of view.

Katie Kurek
West Sussex County Council – Planning Services