WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC - Highways Authority
DATE:	25 October 2023
LOCATION:	18 Glebeside Avenue, Worthing, BN14 7PR
SUBJECT:	AWDM/1414/23 Demolition of existing detached garage and erection of single storey side extension.
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.

Glebeside Avenue is a residential D class road subject to 30mph speed restrictions at this point. On street parking is an existing practise along this portion of road although numerous properties are also served with frontage hardstanding. 18 Glebeside Avenue has frontage hardstanding sufficient for a single vehicle and a detached garage. The existing internal garage dimensions measure approx 2.4m in width. This is substandard when compared with WSCC minimum garage standards which outlines 3m is sufficent for a garage- when the space is to be counted toward parking provision. Given the narrow nature of the existing garage it is unlikely that this was used as a parking provision, the application form states no changes to the existing parking arrangement which further backs up this point.

The garage is to be replaced with a workshop, the proposal would not be considered to raise the habitable room provision at the dwelling and thus change the parking demand at the property. The workshop is anticipated to be for residential use and therefore not generate additional movements. It is anticipated that any visitor overflow parking can be accommodated using on street parking as would be the current situation.

The Local Highways Authority are not aware of any existing parking pressures within the vicinity of this site, the LPA may wish to take this in to consideration when accepting the proposal, however given that the parking demand and arrangements are considered to be largely unaffected, it is not envisaged that this would cause a severe highway safety concern.

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