WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	20 June 2023
LOCATION:	6 Swallows Close, Lancing, BN15 8LS
SUBJECT:	AWDM/0679/23 Conversion of garage to habitable room
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 proposal is for the conversion of existing garage to habitable space. The site is located on Swallows Close, a private maintained road – as such, these comments should be considered as advice only.

No alterations are proposed to the existing access arrangement. The LHA does not anticipate that the proposed conversion of the garage to home office would lead to a material intensification of movements to or from the site.

From inspection of the plans, the existing garage to be converted does not meet the minimum internal dimensions for single-car garages of 3m x 6m set out in Manual for Streets (MfS). Therefore, the LHA does not consider the existing garage as parking provision, as it is likely only large enough for a small car to be parked inside. It is not unreasonable for the LHA to believe it may be being used for other purposes (e.g. storage).

Notwithstanding the above, at least one parking space on the existing driveway is to be retained. Any parking that is displaced from the loss of the garage can be accommodated on-street, and the loss of parking provision is not anticipated to give rise to a highway safety concern or parking capacity issue in this location.

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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services