WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC - Highways Authority
DATE:	31 July 2023
LOCATION:	27 Woodards View Shoreham-by-sea West Sussex BN43 5LH
SUBJECT:	AWDM/0938/23 Conversion and extension of existing side garage to tie into main house to create home office, W/C and summerhouse
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.

The Local Highways Authority (LHA) has been consulted on the above application to convert the existing garage at 27 Woodards View to a home office W/C and summerhouse.

From inspection of the existing plans, the garage in its current format is sufficient in size to accommodate a single average sized vehicle. The proposal would therefore incur the loss of a single off street parking space. Ample parking exists within the associated driveway however, to offer off street parking sufficient to serve the development. It is not anticipated that the proposed would generate a material number of additional vehicular movements or additional demand for parking over that currently generated.

The LHA will only consider the impact of overspill parking from a safety perspective; matters of amenity would be a matter for the consideration of the Local Planning Authority. While it is possible that on occasion some overspill parking may occur it is not considered that this would be detrimental to highway safety and key locations in the public highway are subject to enforceable parking restrictions.

The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services