WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Gary Peck
FROM:	WSCC - Highways Authority
DATE:	8 September 2023
LOCATION:	10A Saffron Close Shoreham-By-Sea BN43 6JF
SUBJECT:	AWDM/1211/23 Retrospective application for part change of use of outhouse to granny annexe.
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 retrospectively change the use of an existing outhouse to a granny annexe at 10a Saffron Road, Shoreham by Sea. Saffron Close is a residential D classified cul-de-sac and therefore is anticipated to be subject to low speed and low traffic movements.

The application outlines that no existing parking arrangements are to be changed through this proposal, there appears no parking designated for the property although there is a garage compound nearby which may serve the dwelling. On street parking is an existing practise and is thought to be how the host dwelling is served. It is considered that this practise would be in place for the users of the granny annexe also.

The existing number of rooms/ habitable space within the dwelling is unknown, the proposal would not raise the habitable living space within the property curtilage as the rooms used were already considered habitable rooms. Therefore the parking demand wouldn't be anticipated to change drastically as a result of the proposal.

The LHA are unaware of any issues with the use of on street parking in this location and whether there are any existing pressures within the area and refer to the LPA to consider this when making their planning decision.

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