WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	21 November 2023
LOCATION:	9 Harbour House, Harbour Way, Shoreham-by-sea West Sussex, BN43 5HZ
SUBJECT:	AWDM/1537/23 Demolish the existing garage structure and replace with a new garage with roof terrace, accessed by an external metal staircase, with opaque glass privacy screens
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.

The proposal is to replace the existing garage at 9 Harbour House, Harbour Way including a roof terrace accessed by an external metal staircase with opaque glass privacy screens. The garage is sited to the rear of the property and is serviced by Providence Way. The Local Highways Authority (LHA) has previously been consulted on matters at this location under application AWDM/1279/23 which sought for a smaller replacement garage, to which the LHA raised no highways objections and the proposal was approved by the Local Planning Authority (LPA).

There is no material change in location of the garage however the floorspace is now to be larger than that previously approved. The existing garage is substandard when considered against WSCC current guidance for Garage parking spaces. To be considered to count toward the parking provision of a property, the garage space should measure 3m x 6m for a single and 6m x 6m for a double garage. This also allows sufficient space for secure and covered cycle parking. The proposed garage also falls short of this standard at approx 4.7m x 5m.

The LHA considers however that the garage as now proposed is not materially different from the existing arrangement and therefore does not change the current arrangement with regard to parking provision. The property is served with a frontage parking area served from Harbour Way, it is considered that this is the current means for parking and remains unchanged.

Based upon the above considerations, the LHA raise no highways safety concerns with the proposed replacement garage.

Jodie Wilkes
West Sussex County Council – Planning Services