WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC - Highways Authority
DATE:	21 November 2023
LOCATION:	14 Gorse Avenue Worthing West Sussex BN14 9PG
SUBJECT:	AWDM/1549/23 Single storey side and rear extension to include proposed garage and raised decking.
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 for a single storey side and rear extension to include a proposed single garage and raised decking. The site is accessed via Gorse Avenue, a residential D class road subject to 30mph speed restrictions. From observation of the most recently recorded speed survey data there appears to have been no registered injury/accidents at the point of access for the site.

No changes are proposed to the existing access onto the highway.
The WSCC parking demand calculator outlines that 3 parking spaces would be deemed sufficient for a dwelling of this size. The proposed garage is just below standard to be considered a parking provision to serve the dwelling- 3m x 6m is considered sufficient to serve an average sized vehicle. There is insufficient width therefore to accommodate for this in the space available. There appears space on the proposed driveway for two vehicles. On street parking is an existing practise within Gorse Avenue and would be anticipated to continue for any overspill/visitor parking should this occur. The LPA may wish to consider any existing parking pressures in this location to ensure there is no amenity concern with this practise.

The site is sustainably located with linked and lit pedestrian footways leading a short 11minute walk into Broadwater. Cycle Storage could be accommodated for within the associated garage and offers a sustainable alternative to the use of a car.

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