WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	26 December 2023
LOCATION:	43 Downside, Shoreham-by-sea, West Sussex BN43 6HF
SUBJECT:	AWDM/1632/23 Proposed single storey side extension to provide additional garaging space.
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 seeks to extend the existing garage at 43 Downside, Shoreham by sea.

The existing garage dimensions are 2.4m x 4.5m which is below WSCC current guidance of 3m, x 6m. The garage is to be extended along the existing driveway leading to the garage at the rear of the property. This measures approx 2.3m in width along its length which is also considered quite narrow for a modern car to navigate. The proposal will extend the garage approx 11.6m to be in line with the front of the existing dwelling.

Although the dimensions of this garage will not meet WSCC current guidance on garage widths, it is considered that this side access was built with the intention of vehicles accessing the garage to the rear and can already be used as a parking provision. The presence of a step into the kitchen may also further restrict space within the garage, although it is recognised that the step is to be shortened within the proposed plans.

The garage and current arrangements may not be desirable for all types of vehicles given the restrictive dimensions, however it is not considered that this would detrimentally impact or differ from the current parking arrangements at the site.

In the event that vehicles were unable to make use of the garage, there is space within the frontage of the property to facilitate at least a single vehicle off road. On street parking is an existing practise within Downside and appears to function with no known highways capacity or safety concerns.

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 115), and there are no known transport grounds to resist the proposal.

Jodie Wilkes

West Sussex County Council – Planning Services