WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	8 September 2021
LOCATION:	6 Falcon Close, Shoreham-By-Sea, BN43 5HN
SUBJECT:	AWDM/1453/21 Log Cabin in rear garden to be used as a holiday let
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.

This proposal is for the erection of a log cabin for use as a holiday let. The site is located on Falcon Close, an unclassified residential road subject to a speed restriction of 30 mph.

The applicant proposes a two-bedroom holiday let to the rear of the existing dwelling. From inspection of local mapping, there are no apparent visibility issues with the existing point of access on to the maintained highway. In addition, the LHA does not anticipate that the addition of one holiday let would give rise to a significant material intensification of movements to or from the site.

As the holiday let has two bedrooms, the LHA would anticipate a parking demand for at least two cars. The site benefits from an existing driveway with provision for 3-4 car parking spaces. Therefore, the LHA is satisfied that the existing parking provision will be sufficient for the proposed use.

On-site turning does not appear achievable, so vehicles parked at the site may have to exit the site in a reverse gear. However, this is the existing arrangement which is not anticipated to result in a highway safety concern.

The LHA advises the applicant to consider the inclusion of secure and covered cycle parking provision as part of the proposals, to promote the use of sustainable transport methods to and from the site.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Bus stops on Old Fort Road provide seven bus services per day through Shoreham, but more regular services are available from Shoreham High Street. Shoreham-By-Sea Train Station is situated 2.2km northwest of the site.

In conclusion the LHA does not consider that this 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.

Kyran Schneider
West Sussex County Council – Planning Services