WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	10 February 2021
LOCATION:	402A Brighton Road Shoreham-By-Sea BN43 6RF
SUBJECT:	AWDM/1358/20 Change of use of the ground floor to enlarge existing lower ground floor dwelling and retention of existing natural health clinic in outbuilding.
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for change of use of the ground floor to enlarge existing lower ground floor dwelling and retention of existing natural health clinic in outbuilding. The ground floor of the building that is currently used as clinic will be converted into a residential flat with retention of one treatment room for the clinic.

The site is located and accessed via Brighton Road which is an A-classified road subject to 30mph speed limit.

There are no proposed alterations to the existing access onto Brighton Road. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Taking into account the existing permitted clinic use in terms of highway safety and level of activity of the site, it is unlikely that this proposal to change to C3 would have an adverse impact on the local highway network. The LHA would not wish to raise any highway capacity concerns to this application.

The application form states that the site's curtilage consists of 5 parking spaces and these will be retained for the clinic and the proposed maisonette. The WSCC Car Parking Demand would expect 2 parking spaces to be provided for the proposed residential flat.

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 109), and that there are no transport grounds to resist the proposal.

Anastasia Toleva
West Sussex County Council – Planning Services