WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	Highways, WSCC
DATE:	02/04/2024
LOCATION:	19 Farncombe Road, Worthing
SUBJECT:	AWDM/0296/24 A two-storey rear extension with first floor terrace to existing Office (Use Class E) and provision of front boundary treatment
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.

Summary and Context

This application seeks the erection of a two-storey rear extension to existing office (Use Class E) and provision of front boundary treatment. The site is located on Farncombe Road, a C-classified road subject to a speed restriction of 30 mph. Following an inspection of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application NOTICE/0006/23, raising no highway safety concerns. This application was withdrawn.

Content

No alterations are proposed to the existing vehicular access arrangement. The proposed development would not be anticipated to give rise to a significant material intensification of use of the existing points of access.

Off-street parking provision for four cars is to be retained. Under WSCC Parking Standards, the LHA would expect parking for 11 cars to be provided for an office development of this size. As such, overspill parking may have to be accommodated on-street or within nearby paid-for provision.

There are parking restrictions in place on the nearby roads that prohibit parking in places that would be detrimental to highway safety. The LHA would not anticipate that the shortfall in parking would lead to a highway safety concern or parking capacity issue in this location, although the LPA may wish to consider the potential amenity impact on on-street parking. The LHA appreciates that the site is situated in a sustainable, well-connected location within walking/cycle distance of public transport connections.

The proposals do include six new cycle parking spaces, which exceed WSCC Parking Standards for an office development of this size. The inclusion of secure cycle parking provision will help promote the use of sustainable transport methods.

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

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services