WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC - Highways Authority
DATE:	22 August 2023
LOCATION:	24 Woodside Road, Worthing, BN14 7HQ
SUBJECT:	AWDM/1106/23 Removal of existing garage and construction of new attached annexe for family member
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 application is for the removal of existing garage and erection of a new attached annexe for a family member. The site is located on Woodside Road, an unclassified road subject to a speed restriction of 30 mph.

An existing single-bay garage will be lost as part of the proposals. However, it is noted that the garage does not meet the minimum internal specifications for a single-bay garage as outlined in Manual for Streets (MfS). Given the existing garage's size, the garage would not be considered for parking provision, as it is not unreasonable for the LHA to assume the garage may be being used for other purposes, such as storage. Therefore, no concerns are raised regarding potential loss of parking.

Notwithstanding the above, the site exhibits suitable space for two or three off-street parking spaces within the existing driveway, which is considered sufficient for a residential dwelling of this size and location.

In summary, 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