WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	7 August 2019
LOCATION:	Park View, 21A Orient Road, Lancing, BN15 8JY
SUBJECT:	AWDM/1051/19 Garage on northern boundary (retrospective).
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 Strategic Planning 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.

Summary
This proposal is for the erection of a single car garage. This application is retrospective, with the works having been completed on 06/06/2019. The site is located on Orient Road, a privately maintained road. Consequently, these comments are for your advice only.

Content
The garage demonstrated in the plans has internal dimensions of 3m x 7m. This meets the minimum specifications for single car garages of 3m x 6m as set out in Manual for Streets (MfS). This garage can therefore be considered for parking provision and secure cycle storage.

It is noted by the LHA that the proposed garage doors are to open outwards into the carriageway. Ideally, doors should open upwards/inwards. Given the quiet nature of the road, this is not anticipated to result in a highways safety concern. However, the Planning Authority may wish to consider the potential amenity impacts of this.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the nearby highway network is operating unsafely or that the proposal would exacerbate an existing safety concern.

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.

Kyran Schneider
West Sussex County Council – Planning Services