WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	2 April 2024
LOCATION:	47 Southwick Street, Southwick, BN42 4TH
SUBJECT:	AWDM/0384/24 Conversion of two 2 bedroom flats to a 4 bedroom house
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

Summary and Context

This proposal is for the conversion of two 2-bedroom flats to a 4-bedroom house. The site is located on Southwick Street, a c-classified road subject to a speed restriction of 30 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Parking and Turning

The applicant will retain the four car parking spaces for this development on the existing driveway. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of West Sussex mapping, the existing driveway has ample space for parking and on-site turning appears achievable.

No details of cycle parking provision have been provided. Cycling is a viable option in the area and the LHA would request that secure cycle parking provision be provided in accordance with WSCC Parking Standards.

Sustainability

The site is situated in a sustainable town centre location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Southwick Street. Southwick Train Station is situated approximately 500m south of the site.

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.

Liz Corcoran
West Sussex County Council – Planning Services