# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing Councils<br>FAO: Jason Albon |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 5 September 2023 |
| **LOCATION:** | White Cottage  Orchard Avenue Worthing BN14 7QB |
| **SUBJECT:** | AWDM/1207/23<br>Removal of attached garage and erection of single storey side extension. |
| **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.**

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

The Local Highways Authority (LHA) has been consulted on the above application to convert the existing garage into a habitable space at White Cottage, Orchard Avenue. Orchard Avenue is a residential D classified road and subject to 30mph speed restrictions.

The application outlines that no existing parking arrangements are to be changed through this proposal, indicating that the garage may currently not be used as a parking provision. From measuring the plans provided by the applicant, the garage is below our current standard in terms of dimensions and therefore may be undesirable for use as a parking space due to it being quite narrow for some vehicles.

Currently the dwelling has 2 bedrooms, the proposal would raise the habitable living space by an additional 2 rooms which from consulting the Parking Demand Calculator does not affect the parking demand which remains at 2 spaces. The site is currently served with a drive which can accommodate at least one vehicle, the proposed extension will not impinge on this space or restrict the existing provision.

The LHA note that  on street parking is an existing practise in Orchard Avenue and possibly a practise by the host dwelling already. The LHA are unaware of any issues with the use of on street parking in this location or of any existing parking pressures within the area and refer to the LPA to consider this when making their planning decision.

The additional habitable space is not anticipated to give material rise to vehicular movements in this location.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

**Jodie Wilkes**
**West Sussex County Council – Planning Services**