WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	14 November 2023
LOCATION:	54 Lesser Foxholes, Shoreham-By-Sea, BN43 5NT
SUBJECT:	AWDM/0720/23 Proposed new garage and vehicular access; infill front of existing garage with cedar cladding and window. Amended plan received.
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.

Summary
Lesser Foxholes is a residential D class road subject to 30mph speed restrictions. The LHA previously requested that additional information was provided and plans amended to provide sufficient space within the frontage hardstanding. The newly submitted plans outline that sufficient space is now available and the garage sufficient to accommodate an average sized vehicle. The applicant proposes a roller shutter door for the garage in order to facilitate sufficient space for the door to be in use whilst a vehicle is parked within the frontage.

Access
The new access point is proposed to be sited closer to the junction to The Street. The LHA has consulted the Local Area Engineer regarding the suitability of this positioning and to ascertain whether a license would be granted for the off site highway works. Additional comments will be provided once comments are received. The applicant is advised that any works within the highway can only be completed once a license has been obtained by the Local Area Officer, informative below. Similarly the applicant will need to discuss the stopping up of the existing VCO at this time.

Parking
The existing garage in its current format is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore this existing garage space does not count toward the overall parking provision. Currently there is a small amount of frontage which requires a very specific manoeuvre for vehicles to use and may result in a vehicle overhanging onto the publicly maintained highway.

The proposed additional floor space provides an additional habitable room for the property. The existing number of habitable rooms within the host dwelling is unknown and therefore the LHA cannot calculate the likely demand for parking for the overall property. However the additional room proposed would not be anticipated to generate a

material intensification in vehicular movements or materially raise demand for parking within the site. Parking sufficient to serve two vehicles is provided and is an improvement over the existing arrangement- removing two vehicles from the highway where on street parking is an existing practise.

Conclusion

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.

Condition

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Informative

Works within the Highway – Area Office Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Jodie Wilkes
West Sussex County Council – Planning Services