WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC – Highways Authority
DATE:	31 October 2024
LOCATION:	17 Birkdale Road, Worthing, BN13 2QY
SUBJECT:	AWDM/1301/24 Demolition of detached garage and construction of Proposed 2 storey side extension and single storey front extension.
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.

This proposal is for the demolition of detached garage and construction of proposed 2 storey side extension and single storey front extension. The site is located on Birkdale Road, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The existing single-bay garage will be demolished and replaced with a new single-bay garage. However, it should be noted that both the existing and proposed garage do not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the either garage for parking provision, as they are likely too small to accommodate modern sized cars.

A such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for at least one car.

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.

Liz Corcoran
West Sussex County Council – Planning Services