WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:
FROM:	WSCC - Highways Authority
DATE:	6 November 2019
LOCATION:	25 Seventh Avenue Lancing BN15 0PJ
SUBJECT:	AWDM/1624/19 Application to remove condtion 3 of previously approved L/177/97 to allow garage to be used as home office.
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 Local Development 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.

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

This application is for discharge of condition 3 of planning permission L/177/97 for side extension including garage with access at side. This planning application was permitted in December 1997.

Schedule of Conditions

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

   Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

2 The materials and finishes of the external walls and roof of the extension and alterations hereby permitted shall, prior to commencement of the occupation of the extension, be completed to match in colour and texture those of the existing building.

   Reason: *In the interests of visual amenity.*

3 The garage shall be used only as a private domestic garage for parking vehicles incidental to the use of the property as a dwelling and for no other purpose.

   Reason: *In the interests of residential amenity and to ensure provision of adequate off-street parking space.*

Condition 3 relates to the use of the garage. The proposed use of the garage is for office purposes. The existing ground floor plan indicates that the existing garage measures circa 2.9 x 4.7 m. The

current minimum standards for single garage are 3 x 6m as stated in Manual for Streets (MfS), including space for cycle storage.

Seventh Avenue is unclassified no through road subject to 30mph speed limit. Seventh Avenue adjoins Grantsmead to the west which is also no though unclassified road subject to 30 mph speed limit. These roads are likely to be lightly trafficked; and on-street parking appears to be existing practice in broader location. The proposed floor and elevation plan partly demonstrates the remaining space within the dwelling, which appears to be 2 bedrooms. Based on this plan, I have referred to our revised Car Parking Calculator which expects a dwelling of this size in this location would create the demand for 2 car parking spaces. Street view mapping indicates that the existing dwelling has frontage with a wide crossover and hardstanding that can accommodate this anticipated parking provision.

In conclusion, the existing garage dimensions do not meet current dimension recommendations, the dwelling also has additional off street car parking that can accommodate the anticipated demand. As such no highways concerns would be raised to the removal of this condition.

Anastasia Toleva
West Sussex County Council – Planning Services