WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	14 September 2020
LOCATION:	43 Brighton Road, Lancing, BN15 8RJ
SUBJECT:	AWDM/1347/20 Conversion of garage to form annex, covered link walkway between existing house and proposed annex.
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 Strategic Planning 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.

Summary

This proposal is for the conversion of an existing garage to annex, with covered link walkway between house and annex. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph in this location. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application, subject to the below comments.

Content

The site is accessed via Lancing Park, an unclassified road subject to a speed restriction of 30 mph. The applicant proposes no alterations to the existing access arrangement. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site access. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The proposal will result in the loss of a garage, though one parking space is to be retained on the existing driveway. The LHA does not anticipate that the potential overspill parking that may result from the loss of the garage would give rise to any highway safety or capacity concerns on the nearby road network. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. The LHA acknowledges that cycle storage is proposed to be accommodated within the new annex building.

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 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services