WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSCC - Highways Authority
DATE:	21 December 2023
LOCATION:	157 Rowlands Road, Worthing, BN11 3LH
SUBJECT:	AWDM/1694/23 Demolition of existing garage and construction 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.

This application is for the demolition of an existing garage and construction of single-storey side extension. The site is located on Rowlands Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed works are not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, I note that the garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the garage for parking provision, as it may not be large enough to accommodate a modern sized car. It is not unreasonable for the LHA to assume the garage may be being used for other purposes, such as storage. As such, no concerns are raised regarding loss of existing parking provision. The existing driveway is to be retained, providing off-street parking for one car.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services