WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC - Highways Authority
DATE:	30 October 2023
LOCATION:	54 Rowlands Road Worthing West Sussex
SUBJECT:	AWDM/1339/23 Conversion of 3 No existing bedsits into 2 No 1 person, 1 bedroom flats (class C3). The addition of a single storey extension with a room in the roof to form a 1 bed, 2 person flat (class C3) and the conversion of the loft space at second floor into a 1 bed , 1 person flat (class C3).
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.

Summary
This application is a for conversion of 3 No existing bedsits into 2 No 1 person, 1 bedroom flats (class C3). The addition of a single storey extension with a room in the roof to form a 1 bed, 2 person flat (class C3) and the conversion of the loft space at second floor into a 1 bed , 1 person flat (class C3). The site is located on Rowlands Road, a D class residential road subject to a speed restriction of 30 mph.

A nil car parking provision is proposed for all of the new flats. Under the WSCC Car Parking Standards, 2 car parking spaces may be provided specifically for the proposal. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. A permit scheme is in operation along Rowlands Road which may benefit future residents of the property. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The property has operated as a bedsit for some time with no known highways safety or capacity concerns to flag an existing concern.
The Planning Authority may wish to consider the potential impacts of this development on the nearby on-street car parking.

In absence of a parking provision, the LHA consider the sustainable nature of the site. Cycling is a viable option in the area, the site is situated in a sustainable location within walking/cycle distance of local services and amenities. If the LPA are minded to approve this proposal a condition securing cycle parking should be included.

The site is also well connected by public transport, with regular bus services available from nearby Heene Road. West Worthing Railway Station is located approximately 21 minutes walk north of the site or a 7 minute cycle, offering alternative means of transportation further afield.

Shops and amenities are situated a short walk east of the site, alleviating the reliance on the use of a car for a number of journeys.

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

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Construction plant and materials

No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall included details for all temporary contractors buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.

Reason: To avoid undue congestion of the site and consequent obstruction to access.

Jodie Wilkes
West Sussex County Council – Planning Services