WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC - Highways Authority
DATE:	5 July 2023
LOCATION:	Findon Dental Care, 181 Findon Road, Worthing, BN14 0EP
SUBJECT:	AWDM/0695/23 Proposed two storey rear (West) extension to create three new dental surgery rooms.
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 erection of a two-storey rear extension providing three new dental surgery rooms. The site is located on Findon Road, an A-classified road subject to a speed restriction of 40 mph in this location.

No alterations are proposed to the existing vehicular access arrangement. Whilst the proposed additional surgery rooms will likely see a material intensification of movements to and from the site, the LHA does not anticipate that this would lead to a significant impact on the local highway network.

Three car parking spaces are to be retained. Any overspill parking that may arise from the additional surgeries would have to be accommodated on-street. Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place on the nearby roads that prohibit parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed development would lead to a detrimental highway safety concern, nor give rise to a parking capacity issue in this location. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

WSCC does not have specific parking standards for this use type. However, weight is given to the fact the site is sustainably located, and close to bus stops that provide regular services. Clients are not anticipated to need to rely on the private car to visit the site. A cycle store to the rear of the site will help promote the use of sustainable forms of transport.

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.

Kyran Schneider
West Sussex County Council – Planning Services