WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	16 September 2020
LOCATION:	9 The Broadway Manor Hall Road Brighton BN42 4ND
SUBJECT:	AWDM/1378/20 Proposed extension to link existing detached garage to dwelling and associated alterations. (Garage converted under permitted development).
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 Planning Services 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.

This application is for a proposed extension to link the existing detached garage to the dwelling. The garage is to be converted under permitted development. The existing garage and vehicular access is located on Milton Drive, an un-classified road subject to a speed limit of 30mph.

The LHA would not raise any highway safety concerns to the proposal to link the garage and dwelling. The LHA is of the understanding that the proposed link to the garage would enable the existing garage to be converted to habitable accommodation via permitted development. The garage currently provides parking for one vehicle which would become displaced by a future conversion. The LHA anticipates that any displaced parking could be accommodated on street in this location and would not cause a highway safety concern. The LPA may wish to consider the potential amenity implications of any additional on-street parking as result of this proposal.

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.

Nicola Fry
West Sussex County Council – Planning Services