WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC – Highways Authority
DATE:	25 March 2025
LOCATION:	Part Land Of Garage Block Access And Garage West Of 27 And 27A Underdown Road Southwick West Sussex
SUBJECT:	AWDM/0313/25 Change of Use of garage used as store to dwelling house including addition of mezzanine floor as a sleeping platform with shower room, kitchen and living area below.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal is for the conversion of an existing Garage/workshop into a studio flat. The site is located on Underdown Road, a residential D classified road subject to 30mph speed restrictions. The site is accessed via a private access, not maintained by WSCC. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction with the public highway. There is no evidence to suggest that the access is operating unsafely, or that the proposed change of use would exacerbate an existing safety concern.

The access serves a number of other garages and a parking area. There are no proposed changes to the site access from Underdown Road. The proposal will generate the requirement for 1 additional parking space, and the proposals will also incur the loss of a potential single parking space, although the applicant outlines that the garage is used as a store. Any associated parking therefore generated by the host and proposed properties will need to be accommodated by either on street parking or sustainable alternatives to the use of a car. This would be considered acceptable and would not be anticipated to cause any concerns from a highways safety perspective. On street parking is an existing practise along Underdown Road, and there are no known highways safety or capacity concerns with this practise. The LPA may wish to consider the matter of parking from an amenity perspective however.

Cycle parking is proposed to serve the new dwelling. This should be provided in the form of a secure and covered arrangement in order to make this means a more desirable form of travel.
Regular Bus services are available nearby, serving Old Shoreham Road and Kingston Lane. Shoreham railway station is located a 15minute walk from the site, or 3 minutes by bicycle. It is therefore concluded that this further alleviates the reliance on the use of a private car for the proposed development.

The Local Highway Authority does not consider that the proposal for a single dwelling 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 116), 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.

Jodie Wilkes
West Sussex County Council – Planning Services