WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC – Highways Authority
DATE:	8 October 2025
LOCATION:	98 Greenways Crescent Shoreham-By-Sea BN43 6HS
SUBJECT:	AWDM/1146/25 Demolition of existing dilapidated garage/workshop and potting shed and replacement with new garage/workshop with incorporated sauna.
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.

This application is for the demolition of existing garage/workshop and erection of replacements garage/workshop with incorporated sauna. The site is located on Greenways Crescent, an un-classified road subject to a speed limit of 30mph.

The proposed garage area of the building would have internal dimensions of 3.85 x 5.65m. Whilst the depth of the garage does fall short of the WSCC minimum depth of 6m for a garage, the width is greater than the WSCC minimum width of 3m. As such, it is anticipated that the proposed garage would be sufficient to accommodate a standard vehicle and provide bicycle storage. It is also acknowledged that the proposed garage exceeds the internal dimensions of the existing garage. The LHA would not raise any highway safety concerns to the proposed garage/workshop or sauna.

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

Nicola Elliott
West Sussex County Council – Planning Services