# WEST SUSSEX COUNTY COUNCIL CONSULTATION

| | |
|---|---|
| **TO:** | Adur & Worthing Councils<br>FAO: Marie O'Keeffe |
| **FROM:** | Highways, WSCC |
| **DATE:** | 12/02/2019 |
| **LOCATION:** | 59, Riverside Road, Shoreham-by-Sea, BN43 5RB |
| **SUBJECT:** | AWDM/0187/19<br>Demolition of existing boathouse and erection of 2 storey garden annex building (amended resubmission of AWDM/1075/18) |
| **DATE OF SITE VISIT:** | N/A |
| **RECOMMENDATION:** | ☑ Advice ☐ Objection<br>☐ Modification ☐ No Objection<br>☐ More Information ☐ Refusal |
| **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 Local Development 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 proposal is for the demolition of existing boathouse and erection of a two storey annexe. The site is located on Riverside Road, a C-classified residential road subject to a speed limit of 30mph.

The LHA was consulted on an application at this site under ref: AWDM/1075/18. The current application represents a resubmission of AWDM/1075/18 providing revised plans relating to scale of the proposed annexe. The LHA did not raise any highway safety concerns to the previous proposal.

The site is currently served by an existing vehicular access onto Riverside Road. No alterations are proposed to the existing access arrangements. Off-street parking is available on site; however the addition of annexe accommodation may result in overspill parking. Any overspill parking as a result of the development could be accommodated on street. 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 detriment to highway safety. We would not consider that highway safety would be detrimentally affected by this proposal; however, the Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The LHA does not consider that this proposal would have 'severe' impact 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**