WEST SUSSEX COUNTY COUNCIL
INFRASTRUCTURE CONSULTATION

DATE: 10/06/2010

FROM: Jamie Brown

TO: Worthing Borough Council
FAO: M. O'Keeffe

SUBJECT: WB/10/0335/FULL-Appl for new plan perm to replace extant one (WB/07/0720/FULL - Aug 2007), for proposed roof alterations to provide 2 x 1-bed flats including parking & cycle storage.

74, Richmond Road, Worthing, West Sussex

CONSULTATION DATE: 23/04/2010

RECOMMENDATION:

Advice	X	**Modification**		**More Information**	
Objection		**No Objection**		**Refusal**	

S106 contribution: £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.

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

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. WB/720/07 to which no objections were raised.

The site already benefits from nine garages. This proposal includes the provision of a single new car parking space, which will result in a ratio of less than one space per flat. However, consideration is given to the accessibility of the site, with Worthing town centre a reasonable walking distance to the east. The new parking space should have dimensions of 2.4 x 4.8metres; I believe this was raised in the previous application.

Cycle parking must also be provided for the new flat as well as the existing flats. This facility should be covered and securable, details should be submitted to the LPA for approval.

If the LPA are minded to approve this application, a condition securing cycle parking and provision of the parking space at 2.4 by 4.8 metres prior to occupation of the flats.

Jamie Brown
Local Development