WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	16 July 2024
LOCATION:	8 Windsor Way, Broadway Park, The Broadway, Lancing, West Sussex, BN15 8NW
SUBJECT:	AWDM/0814/24 Proposed detached garage
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 a new detached garage to serve 8 Windsor Way, Broadway Park, The Broadway. The roads serving Windsor way are privately maintained and therefore the comments given within this report are for your advice only. The nearest adopted publicly maintained highway is the access between Brighton Road to the south and The Broadway.

Brighton Road is an A classified road subject to 30mph speed restrictions at this point. From observation of the most up to date collision data supplied by Sussex Police, there appears to have been a collision at this access point, the cause of which has not been attributed to a defect with the highway or access its self at this point. There is no evidence therefore to indicate that this access is operating unsafely or that the proposed would exacerbate an existing highways safety concern.

The garage as shown is substandard when compared to WSCC standards for a single parking space. A garage should measure 3m x 6m in order to count toward a parking provision and accommodate a single average size vehicle (with secure and covered cycle parking). Given that the submitted documents outline that the existing parking will remain unaffected by the proposal, it is considered that the dwelling would be no worse off for the additional garage space. It has not been specified within the submitted documents that this space will be used as a parking provision. Any parking or overspill parking generated would be accommodated as per the current practise, this is assumed to be within the Broadway Park and would not be anticipated to overspill onto the Publicly Maintained highway.

The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services