WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	WSCC - Highways Authority
DATE:	10 January 2024
LOCATION:	The House, Mill Lane, Worthing, BN13 3DE
SUBJECT:	AWDM/1769/23 Single storey side and two storey rear extensions to existing property with new raised terrace. Application to Vary Condition 1 (approved plans) of previoulsy approved AWDM/0921/23) to incorporate an external staircase.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/a

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.

This proposal seeks to vary condition 1 (approved plans) of previously approved AWDM/0921/23 to incorporate an external staircase.

The site is located and accessed via Mill Lane which is privately maintained road, subsequently these comments are for your advice only. Mill Lane adjoins the publicly maintained Newling Way, an unclassified road subject to 30mph speed limit.

The proposed alterations to the plans do not appear to change the existing accesses or parking arrangements as agreed within the original application. The external staircase is to be positioned to the rear of the property and thus does not interfere with parking arrangements. The original comments sent by the LHA under AWDM/0921/23 still apply to this site.

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

If the Local Planning Authority (LPA) are minded to approve this application, the following condition should be applied.

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved proposed floor plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Jodie Wilkes
West Sussex County Council – Planning Services