WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Baker
FROM:	WSCC - Highways Authority
DATE:	17 August 2020
LOCATION:	14 Bay Tree Close Shoreham-By-Sea BN43 6JN
SUBJECT:	AWDM/1095/20 Demolition of existing garage and construction of single-storey side/rear extension. Proposed enlarged front canopy.
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 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 Planning Services 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.

The plans demonstrate that the conversion of the existing garage to habitable living space while retaining the existing parking on the frontage. The LPA may wish to consider the impact of the displacement of the garage parking space on the wider network. The LHA does not consider however that the loss of a 0.5 parking space at this location would generate a severe impact on the highway network or a material change over the existing arrangement.

The LHA wish to tell the applicant that MfS and WSCC guidance also considers the utilities a garage provides, specifically the cycle storage aspect. With the conversion of such space, the opportunity is hindered for any future occupiers of either dwelling to store cycles. As such, the LHA requests the applicant demonstrate cycle storage for both the existing and proposed dwellings in accordance with WSCC and MfS guidance for covered and lockable cycle storage facilities.

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

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:

Cycle Parking
Within 6 months of the complete conversion of the garage, covered and secure cycle parking spaces should be provided in accordance with plans and details **to be** submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Stephen Garrard
West Sussex County Council – Planning Services