WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	9 September 2022
LOCATION:	10 Crabtree Lane, Lancing, BN15 9PQ
SUBJECT:	AWDM/1368/22 Triple garage in rear garden.
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.

Summary
This proposal is for the erection of a detached parking garage. The site is located on Crabtree Lane, a C-classified road subject to a speed restriction of 30 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility
The applicant proposes a new triple car garage in the rear garden accessed via the private road behind the property. The proposed development utilises an existing access from Orchard Avenue, which from examining the area already meets necessary visibility and access requirements. The Applicant will need to consult proprietor of the private road for permission for the proposed access works.

Capacity
As this application is for a three car garage, the LHA does not anticipate that the proposed development would give rise to a material intensification of movements to or from the site.

Parking and Turning
The applicant proposes three car parking spaces for this development, comprising of a triple-bay garage. From inspection of the plans and surrounding area maps, the private road serving the garages can be utilised to turn, allowing cars to exit on to the maintained highway in a forward gear.

It should be noted that the garages as proposed do not meet the minimum specifications for garages as set out in Manual for Streets. The LHA advises that for a three-car garage, the internal dimensions should be at least 9m x 6m as a minimum requirement, especially to meet sizes of modern cars. Therefore, the applicant is advised to enlarge the garage to meet MfS specifications.

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 111), and that there are no transport grounds to resist the proposal. However, we advise

the applicant to enlarge the internal dimensions of the proposed garage to meet MfS specifications, and consult the owner of the private road before development starts.

George Edwards
West Sussex County Council – Planning Services