WEST SUSSEX COUNTY COUNCIL **DATE: 16th September 2013**
STRATEGIC PLANNING CONSULTATION

FROM: **Adam Charlton** **TO:** **Adur & Worthing Councils**
FAO: **Jo Morin**

SUBJECT: **AWDM/1011/13 - Use of garage as dog grooming salon.**

8, Downsway, Southwick, West Sussex

RECOMMENDATION:

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

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.

The proposal is for the conversion of a garage into a business space with access onto Downsway via an existing access point. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto Downsway. The most recently available verified accident records reveal there have been no personal injury accidents in the vicinity of the existing point of access, indicating a low risk of highway safety issues with this proposal.

There would be a loss of parking from the loss of the garage, and whilst the 2 remaining spaces should be sufficient for a dwelling of this type, there are Double Yellow Lines painted in the vicinity of the application site, thereby preventing prospective customers from parking on the highway immediately outside. With the business owner and with the possibility of a second employee requiring a parking space there would not be space for a prospective client. However there is an area of parking a short distance away that serves the Windmill Parade set of shops if required, or along Downsway to the north of the site.

To promote sustainable travel it is recommended that there should be a secure area for cycle storage for additional staff.

The access may see an increase in movements, but as Downsway is not a heavily trafficked road there would not be any anticipated highway safety issues.

Adam Charlton
Strategic Planning