WEST SUSSEX COUNTY COUNCIL **DATE: 2nd March 2016**
STRATEGIC PLANNING CONSULTATION

FROM: **Adam Charlton** **TO:** **Adur & Worthing Councils**
FAO: **Peter Barnett**

SUBJECT: **AWDM/0168/16 - Replace existing roof with new third storey in the form of a mansard roof containing 1 x 1-bedroom flat and 1 x studio flat.**

4-6, East Street, Shoreham-By-Sea, West Sussex, BN43 5ZE

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 Strategic Planning should be considered to be advice only, with respect to this planning application.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application no. NOTICE/0006/15, to which no objections were raised.

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 the unused loft space of the existing building into two dwelling units with pedestrian only access onto East Street via an existing access point. From an inspection of the plans alone, there is no apparent visibility issue at the point of access onto East Street.

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 are no parking spaces for the property, and none proposed. However, the site is located within a sustainable area, in close proximity to many shops and amenities, while also being close to public transport services to Brighton, London and the west via train, and Brighton, Worthing and surrounding towns and villages by bus. In addition cycle storage for 4 cycles has been proposed. This would place the application in accordance with Paragraph 17 of the National Planning Policy Framework.

There are no anticipated Highway safety or capacity concerns with this proposal.

CONDITION

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details 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.

Adam Charlton
Strategic Planning