WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	27 February 2025
LOCATION:	6 Southdown Road, Shoreham-by-sea BN43 5AN
SUBJECT:	AWDM/0145/25 Convert mixed use vacant dental practice at ground floor and residential above to 1no. 3 bedroom flat at ground floor, with alterations to east elevation.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the conversion of ground floor former dental practice to 3 bed flat, removal of rear addition, replacement rear external spiral stair and new sliding doors to rear. The site is located on Southdown Road, an unclassified road subject to a speed restriction of 30 mph.

The LHA previously provided consultation advice for this site for application AWDM/0636/15, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

There are no proposed changes to the existing access onto Southdown Road and there are no apparent visibility concerns at the existing access.

The site will retain four car parking spaces to the front of the site. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. The parking area is to be shared with existing four-bedroom dwelling above, which in this location would require at least three car parking spaces.

Therefore, any overspill parking, including any parking demand associated with the existing dwelling, would have to be accommodated on-street. The LHA does not anticipate that this would give rise to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

From inspection of the plans, the parking area is suitably sized and on-site turning appears achievable. No details of cycle parking provision have been provided, however the existing garage to the rear of the property could be used to provide secure, cycle parking.

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

Liz Corcoran

West Sussex County Council – Planning Services