# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing District Council<br>FAO: Hannah Barker |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 23 October 2020 |
| **LOCATION:** | Elm Grove Lodge<br>Elm Grove<br>Lancing<br>West Sussex<br>BN15 8PD |
| **SUBJECT:** | AWDM/1601/20<br>Conversion of existing garage and store with new pitched roof to form new study, utility room and bedroom |
| **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.

Site Background
The proposal is for the conversion of a garage to form an additional bedroom.

The application site is located on Elm Grove a publicly maintained, low trafficked, unclassified road subject to a 30-mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

Access
The established access point currently serves 1 dwelling. No changes to the access are proposed.

Vehicle Parking & Cycle Parking
For the LHA and MfS to consider parking spaces towards the provision of a site they must first meet minimum requirements of,

- Single bay parking space or carport - 2.4 x 4.8 metres,
- Single garage space - 3 x 6 metres (Internally),

- Single parallel parking space - 2 metres (obstruction free i.e. fence) or 2.4 metres x 6,
- Disabled Bay parking - 2.4 x 4.8 metres with a 1.2 metre hatched area located to the side.
- Disabled Tandem parking - 2.4 x 6.6 metres

With the above guidance, the LHA provides the following comments.

The existing garage measures approximately 7.6 x 5.6 metres. Following the above guidance, the LHA would consider this to provide a NIL parking provision for the site and as a result, would not be anticipated to displace any parking.

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 LPA may wish to look at implementing cycle parking to the above guidance. Details of which can be secured via a suitably worded condition found below.

To summarise the LHA raises no concerns over the Parking.

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:*

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**