WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC - Highways Authority
DATE:	20 October 2023
LOCATION:	26 The Martlets, Shoreham-by-sea, West Sussex, BN43 5UN
SUBJECT:	AWDM/1327/23 Proposed flat roof rear extension, Proposed pitched roof to garage in conjunction with garage conversion and front extension to form porch. Additional rooflight to north elevation and revised window to south elevation
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal seeks to extend the existing dwelling and convert the existing garage. The property is accessed via The Martlets, a residential cul-de-sac in Shoreham by Sea. The property has off street parking for approx. 2 vehicles, the application form outlines the parking provision is unaffected by the proposal, which indicates that the garage is not currently in use as a parking provision.

From measuring the plans submitted, the garage measures 2.3m x 5.8m which is below WSCC minimum dimensions for a garage to count towards a parking provision. To be considered a covered parking space the LHA would require dimensions of 3m x 6m. The proposal will generate additional habitable floor space and increase the number of habitable rooms by 2.

This would not be anticipated to materially change the parking demand however and it is anticipated that the existing parking provisions would be sufficient to serve the development.

Any additional car parking could be accommodated on street, which should not cause a nuisance or restrict the flow of traffic.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services