WEST SUSSEX COUNTY COUNCIL **DATE: 11-01-2013**
STRATEGIC PLANNING CONSULTATION

FROM: Chris Pratt **TO: Adur & Worthing Councils**
FAO: Rebekah Smith

SUBJECT: AWDM/1504/12 - The redevelopment of a garage block to provide two residential units, with undercroft parking for three vehicles, cycle and bin storage.

Garage Block, Britannia House, High Street, Shoreham-By-Sea, West Sussex

CONSULTATION DATE: 24-12-2012

RECOMMENDATION:

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

S106 contribution: £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 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.

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

The application appears to seek approval for the redevelopment of an existing garage block to provide a 1 x 2 bedroom first floor residential unit and a 1 x 1 bedroom first floor residential unit with associated storage on the ground floor. The units will have the benefit of 3 shared off-street car parking spaces with the inclusion of secure cycle storage.

The building is situated in a sustainable location with a local train station and bus stops easily accessible by foot, therefore encouraging residents to use sustainable forms of transport. The ability to secure bicycles on site is envisaged to mitigate the need for a private car as well. However there is sufficient space for residents wishing to use a private car to park and turn on site, allowing them to exit on to the High Street in the forward gear.

I have checked the most recently available verified accident records, which reveals a number of reported road traffic accident in the vicinity of the access to the site. Having thoroughly checked this data, it does not appear to be relevant to the proposal.

Based on these comments there would be no concerns to this application from a highway safety perspective. If the LPA are minded to approve this application, a condition securing the parking and cycle storage should be included.

Chris Pratt
Strategic Planning