WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	5 June 2024
LOCATION:	136 Brighton Road, Lancing, West Sussex, BN15 8LN
SUBJECT:	AWDM/0625/24 Roof extension with cedar cladding finish to form second floor for use as annexe for dependant family member; external stair access to East side; second floor south facing balcony
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.

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

Summary
The proposal seeks a second-floor extension to create an annexe for a dependent family member. The site is located on Brighton Road, an A classified road subject to 30mph speed restrictions. A double garage space is present on the ground floor aspect of the dwelling and there are no proposed changes to the existing parking practises.

Access and Parking
The proposed annexe would create the requirement for an additional single vehicular parking space, the overall parking provision required therefore for the property as a whole amount to three parking spaces. The current parking provisions of 2 x garage spaces count for .5 of a parking provision each, furthermore the garage dimensions currently do not meet WSCC requirements for a garage which should be a minimum of 6m x 6m to accommodate two average sized vehicles and allow space for cycle parking. It is unclear from the information submitted whether these spaces are currently in use by residents of the property.

On- street parking is a practise within Brighton Road, with designated parking bays outlining locations on the highway where it is safe to do so. The LHA are unaware currently of any existing concerns with this practise and if there are capacity concerns with on street parking in the locality. It is considered however that a potential single additional vehicle would not be anticipated to give rise to a material change in this practise.

Sustainability
Brighton Road is served with regular bus services which offer alternative travel means to Brighton, Worthing, Goring by Sea and Littlehampton. Cycle parking can be accommodated within the associated garages which also offers an alternative to the use of a car. Lancing railway station is a 6minute cycle from the site and Shoreham by Sea a 9minute cycle.

Conclusion
The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services