WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	30 November 2023
LOCATION:	7 Lansdowne Close, Worthing, BN11 5HF
SUBJECT:	AWDM/1554/23 Existing garage to be removed and replaced with a double garage. Part single/part two storey rear extension. Alterations to existing fenestration. New boundary wall to East 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.

This application is for the removal of an existing garage and erection of a replacement garage, with extensions and alterations to existing dwelling and new boundary wall. The site is located on Lansdowne Close, an unclassified road subject to a speed restriction of 30 mph.

The proposed replacement garage will be larger than the existing, now accommodating two cars. I would note that the proposed garage does not meet the minimum internal specifications for a double-bay garage of 6m x 6m as outlined in Manual for Streets (MfS). The LHA would advise the applicant to consider increasing the depth of the garage to 6m; however, the LHA acknowledges that the proposed depth is the same as the existing garage, whilst the proposed width exceeds MfS specifications to compensate.

A widened vehicular access is proposed, and the LHA would request that the existing dropped kerb fronting the site also be widened to allow for access without bumping of the kerb. These works would be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The LHA notes that there appears to be a street light close to the existing access within publicly maintained highway on Lansdowne Close. To implement the widened access point, the streetlight must be situated at least 1m from the location of the top of the ramped kerb of the proposed crossover. Therefore, the existing streetlight may have to be relocated. These relocation works will need to be agreed with the operators and relocated at the expense of the applicant. Alternatively, the widened access could be designed to ensure the streetlight is located at least 1m away from the crossover. Such dialogue can be had with the Area Office when obtaining a licence for the works.

In summary, 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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services