WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC - Highways Authority
DATE:	22 February 2023
LOCATION:	53 Greenways Crescent, Shoreham-by-sea, BN43 6HR
SUBJECT:	AWDM/0182/23 Demolition of existing garage and construction of single storey rear extension
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 demolition of existing garage and erection of a single-storey rear extension. The site is located on Greenways Crescent, an unclassified residential road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangements. The proposed extension will facilitate an extension to the kitchen/dining and provision of new utility room. The proposed works are not anticipated to give rise to a material intensification of use of the existing access.

The proposals include the removal of an existing garage. However, from inspection of the plans, the existing garage does not meet the minimum internal specifications for single bay garages of 3m x 6m as set out in Manual for Streets (MfS). Therefore, the LHA would not consider it for parking provision, as it may be too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume it may have been used for other purposes, such as storage.

Nevertheless, any displacement following the removal of the garage would have to be accommodated either on the existing driveway or on-street. The existing driveway appears of suitable size to accommodate two cars. The loss of one parking space is not anticipated to result in a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the amenity implications on on-street parking.

The proposals do include the provision of a new cycle store, which will promote the use of sustainable transport methods.

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.

Kyran Schneider
West Sussex County Council – Planning Services