WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	18 September 2019
LOCATION:	14 Fishermans Walk, Shoreham-By-Sea, BN43 5LW
SUBJECT:	AWDM/1293/19 Application for Variation of Condition 5 of approved AWDM/1787/18 for use of garage as a habitable room, associated alterations and replacement of garage doors with a window.
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 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 Strategic Planning 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.

Summary
This proposal is for the removal of condition 5 secured under application AWDM/1787/18:

"The development hereby permitted shall only be carried out in accordance with the Flood Risk Assessment submitted with application reference AWDM/0776/17 and the mitigation measures contained within it on page 11. No part of the ground floor of the building shall at any time be used as a habitable room."

The proposal is for the retrospective conversion of a garage into a lounge. The site is located on Fishermans Walk, an unclassified road subject to a speed limit of 30 mph. WSCC in its role as Local Highway Authority (LHA) were previously consulted regarding highway matters for this site for application AWDM/1787/19, raising no objections.

Content
The proposal will result in the loss of one off-street parking space for this property. The WSCC Car Parking Demand Calculator has indicated that a property of this size in this location would create a demand for 2 parking spaces.

Consequently, vehicular parking would have to be accommodated on street. Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be considered a detriment to highway safety. The LHA does not anticipate that highways safety would be detrimentally affected by this proposal. The planning authority may wish to consider the potential impacts on on-street parking from an amenity point of view.

Conclusion

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 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services