WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	WSCC - Highways Authority
DATE:	8 November 2023
LOCATION:	32 Brisbane Close, Worthing, BN13 3HJ
SUBJECT:	AWDM/1459/23 Single storey Front extension and conversion of Garage to habitable room.
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.

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

The site is located along Brisbane Close, a residential D class cul-de-sac in Worthing. The proposal seeks to extend the front of the property and convert the existing garage to a habitable room.
The existing garage building is substandard when compared to WSCC Standards for a garage space at 2.4m x 3.2m. WSCC Standards outline that for a single vehicle with cycle parking, 3m x 6m would be sufficient to serve an average sized vehicle. It is therefore considered that the proposal would not see the loss of a parking space as it is not adequate in size currently to accommodate an average sized vehicle.

The property is currently served with open hardstanding frontage. The extension aligns the building to the same depth as the existing garage frontage, this retains sufficient space within the hardstanding area for two vehicles- as is the current arrangement.

There is just over 6m depth of hardstanding fronting the building which is sufficient to facilitate both vehicular parking and sufficient space for safe pedestrian access and egress into the property.

There are no known highways safety concerns with the existing vehicular access onto the highway and therefore it is not considered that the proposal would have a detrimental impact on the publicly maintained highway.

There appear no details on the planning portal of the current number of rooms within the dwelling as to how the proposal will affect this figure. However considering the nature of the proposed and nil parking difference, it would not be anticipated to give rise to a severe material increase in parking demand to the site. On street parking is an existing practise along Brisbane Close and is a viable option for any overspill parking that may be generated.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services