WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	Highways, WSCC
DATE:	13/08/2024
LOCATION:	7 Downview Road, Worthing, BN11 4QN
SUBJECT:	AWDM/1009/24 Demolition of existing detached garage, rear conservatory and external staircases (North and South sides), construction of single-storey side extension (South) with integral garage and covered staircase to first floor flat (7A). Replacement entrance porch to ground-floor flat to North side, with glazed balcony above (7A).
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 seeks the demolition of existing detached garage, rear conservatory and external staircases and erection of a single-storey side extension with integral garage and covered staircase, with replacement porch. The site is located on Downview Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application AWDM/0517/23, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current application, no alterations are proposed to the existing vehicular access arrangement. The proposed works are not anticipated to give rise to a material intensification of use of the existing access point.

A replacement garage is proposed to serve the site. I would note that the proposed garage falls slightly short of the minimum internal specifications for single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). To ensure modern sized cars can be accommodated inside, the LHA advise the applicant to increase the internal depth of the proposed garage to 6m.

Notwithstanding the above, the LHA is satisfied that a suitable amount of off-street parking can be accommodated on the existing driveway to serve the site.

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

Kyran Schneider
West Sussex County Council – Planning Services