WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	Highways, WSCC
DATE:	11th June 2018
LOCATION:	38, Crabtree Lane, Lancing, West Sussex, BN15 9PQ
SUBJECT:	AWDM/0726/18 Single-storey rear extension to create 1 no. bedroom dwelling (C3) incorporating part change of use from A5 to A2/A1 and part change of use from A5 to C3.
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 Planning Services 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.

The building is currently A5 takeaway on ground floor with flat on the first floor. The proposals are for single storey rear extension to form an additional single dwelling with part change of use of some of the commercial ground floor to incorporate into the dwelling. The remaining A5 use at ground floor will change to A1/A2.

The Local Highway Authority (LHA) does not consider that a capacity concern will arise as a result of the commercial change of use. The shopping parade is served by layby parking restricted to 1 hour parking Monday-Saturday 8am-6pm. Nearby junctions are protected by double yellow road markings prohibiting parking occurring in locations that would be detrimental to highway safety.

It is not clear whether any off-street parking will be allocated to the dwelling. The plans indicate that a privately maintained access road to the rear leads to an existing single garage though this is marked for 'storage' on the proposed plans. On the basis that both the proposed and existing flat has a nil car parking provision the WSCC Car Parking Demand Calculator envisions a total demand for one space. The LPA may wish to consider the impact of this on additional on-street parking nearby from an amenity point of view.

Lancing Train Station is approximately 0.4 mile distant and regular bus services run within the vicinity. There is a range of local retail and amenities within walking distance reachable by continuous street lit footway links and the LHA consider that sustainable transport is a viable option in this location, reducing the reliance on the private car. Secure and covered bicycle storage should be considered, details of which can be secured via condition.

No highway safety or capacity grounds to resist the application.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Katie Kurek
West Sussex County Council – Planning Services