WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	24 October 2019
LOCATION:	48 Old Shoreham Road, Lancing, BN15 0QZ
SUBJECT:	AWDM/1602/19 Retention of single storey 1no. bedroom detached annex in rear garden (garage removed) (retrospective application).
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 a garage and retention of a single storey 1-bedroom annex. The site is located on Old Shoreham Road, an unclassified road subject to a speed limit of 30 mph. This application is retrospective, with the works having been completed on 01/07/2019.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding a similar application for this site, AWDM/1196/18, raising no objections. This application was permitted by the planning authority.

Content

1 car parking space would be lost as a result of this proposal. The applicant has stated that 4 existing car parking spaces will be retained for use. However, by measuring the plans provided, there only appears to be room for 1 off-street car parking space to the front of the property. Parking spaces must meet the minimum specifications for single car bays of 2.4m x 4.8m as set out in Manual for Streets (MfS)

Consequently, any overspill 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 detriment to highways safety. The LHA does not anticipate that highway 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. Weight is given to the fact the site is situated in a sustainable location.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

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