WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	24 January 2022
LOCATION:	19 Finches Close, Lancing, West Sussex, BN15 8PP
SUBJECT:	AWDM/0035/22 Single storey rear extension and side extension incorporating existing garage to form outbuilding. (Rear extension approved AWDM/2002/21)
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 proposed seeks a single storey rear extension and side extension (incorporating existing garage to form outbuilding) at 19 Finches Close Lancing.

It is not clear from the submitted plans how much retained car parking will be provided. It seems that the frontage driveway can accommodate parking for 2 or 3 vehicles.

A 3 or 4 bed dwelling in this location would be anticipated to attract the minimum demand of 2 or 3 car parking spaces.

I note that the existing garage scales to 2.6 x 4.7 metres. Current WSCC standards require garage spaces to measure a minimum of 3 x 6 metres, and even then, are only counted as 0.5 of an allocated parking space. As such an argument could be formulated that the proposed does not result in the loss of any parking.

Notwithstanding the above, if the Local Planning Authority do wish to consider the impact of any lost parking provision this should only be done from an amenity perspective.

The garage would have provided the opportunity to park cycles, it would be beneficial if a replacement cycle store could be secured via a suitably worded planning condition if the Local Planning Authority considered this reasonable.

On balance the Local Highways Authority does not consider that the proposal would have and 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 111), and that there are no transport grounds to resist the proposal.

Ian Hayward
West Sussex County Council – Planning Services