WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	Highways, WSCC
DATE:	26/08/2025
LOCATION:	54 Maytree Avenue, Worthing, BN14 0HL
SUBJECT:	AWDM/1016/25 Single storey rear extension; single storey side extension; amendments to northern fenestration, conversion of garage to form habitable room, insertion of roof light to front elevation.
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 erection of single-storey rear and side extensions, amendments to fenestration, conversion of garage to habitable room and insertion of roof light to front elevation. The site is located on Maytree Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

The proposals will result in the loss of an existing garage. However, I would note that the existing garage falls below the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the garage as existing is likely too small to accommodate a modern sized car. It is not unreasonable for the LHA to assume it could be being used for other purposes, such as storage. As such, no concerns would be raised regarding loss of existing parking provision.

The site does benefit from an existing driveway which appears of suitable size to accommodate 1-2 cars. Overspill parking would have to be accommodated on-street, as per the existing arrangement, and no highway safety or capacity concerns would be raised in this regard for this proposal.

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

Kyran Schneider
West Sussex County Council – Planning Services