WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	Highways, WSCC
DATE:	01/10/2024
LOCATION:	39 Abbey Road, Sompting, BN15 0AD
SUBJECT:	AWDM/1204/24 Proposed replacement garage with a self contained annex to the side and within the roof space.
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 a replacement garage with self-contained annex to side and within roof space. The site is located on Abbey 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/0655/24, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current application, the proposed garage/annex will utilise the existing vehicular access point on Abbey Road. No alterations to this arrangement are proposed. The existing width of the dropped kerb appears suitable to serve the proposed area of hardstanding serving two off-street car parking spaces. The provision of an annex would not be anticipated to give rise to a material intensification of use of the existing access point.

I would note that the proposed replacement garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). To ensure it can accommodate modern sized cars, the applicant is advised to enlarge the proposed garage internally to 3m x 6m. However, I can appreciate that the existing garage also does not meet these specifications, and is a like-for-like replacement in terms of parking provision that would be considered.

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