WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	28 July 2020
LOCATION:	2 The Close, Shoreham-By-Sea, BN43 5AH
SUBJECT:	AWDM/0937/20 Demolish existing garage to rear; proposed single storey outbuilding to accommodate gym, WC, shower room and storage/workshop to provide dance classes and one to one fitness classes.
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 demolition of an existing garage and erection of a single-storey building to accommodate gym, WC, shower room and storage/workshop to provide dance and fitness classes. The site is located on The Close, an unclassified residential road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content

The applicant proposes no alterations to the existing access arrangements. There are no apparent visibility issues at the access onto the maintained highway. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The applicant has stated that the gym will accommodate up to four classes per day, with a maximum of three clients per session. These sessions will also be staggered, as to not allow conflict between clients. Considering this, the LHA does not consider that this proposal would give rise to a severe material intensification of movements to or from the site.

The applicant proposes to utilise the existing driveway for vehicular parking, with one car parking space for use by clients. The Close and Mill Lane both benefit from unrestricted on-street parking available for use by clients. The LHA does not anticipate that potential overspill parking would give rise to any highway safety or capacity issues. The planning authority may wish to consider the potential impacts on on-street parking from an amenity point of view.

The LHA notes that the site is sustainably located, being within walking distance of Shoreham Train Station and bus stops on Buckingham Road. The LHA advises the applicant to consider the inclusion of cycle parking provision, to help promote the use of sustainable alternative modes of transport to the private car.

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