WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	3 July 2023
LOCATION:	33 Garden Close, Sompting, BN15 9SZ
SUBJECT:	AWDM/0735/23 Change of use of the side parcel of land to residential curtilage to eable two storey side extension and erection of fence (part retrospective).
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 is for the change of use of side parcel of land to residential curtilage to enable two-storey side extension and erection of fence (part retrospective). The site is located on Garden Close, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangements. From inspection of local mapping, the fence line is not anticipated to give rise to an adverse highway safety impact in relation to visibility in this location.

The proposed extension will provide a third bedroom, enlarged ground-floor living space and a new garage. The proposed works are not anticipated to give rise to a material intensification of movements to or from the site.

The proposed garage appears quite small, falling considerably short of the minimum internal specifications for single-bay garages of 2.4m x 4.8m as outlined in Manual for Streets (MfS). For this reason, it is assumed that the garage will not be used for parking, but for other purposes such as storage. Clarification should be provided if this is not the case.

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

Kyran Schneider
West Sussex County Council – Planning Services