WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	8 May 2019
LOCATION:	Development Site At 20 To 22 And 22A, East Street, Shoreham-By-Sea, West Sussex
SUBJECT:	AWDM/0604/19 Single-storey rear extension and change of use of No. 20a to Use Class A3 to extend area of existing restaurant and provide larger kitchen for La Galleria in addition to external alterations including three double-height arched windows to north elevation to replace existing and three replacement arched windows to first floor on south elevation (No. 20 to remain as barber shop).
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.

This proposal is for a rear single storey extension, exterior alterations and the change of use from shop (A1) to restaurant (A3). The site is located on East Street, an E-class road. No vehicular access or parking is associated with this site and none are proposed. The restaurant will utilise the floor space of 20a to increase the restaurant size from approximately 73 sqm to 112 sqm.

An increase in available diner seating in the restaurant could potentially increase demand for car parking in the vicinity. However, the level of traffic generated by the conversion from retail to café would be of a similar nature. Therefore the amount of traffic generated by the proposed change is not anticipated to severely impact the local highway network. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveal no recorded injury accidents within the vicinity of the site resulting from road layout. Therefore there is no evidence to suggest that the proposed development would exacerbate an existing concern.

Weight is given to the fact that the site is situated in a sustainable location well connected by public transport. Shoreham Train Station is a 4 minute walk from the restaurant. Bus stops are located just south of the site on Brighton Road, offering connections to Littlehampton, Steyning and Brighton. Public car parks are also close by, with Tarmount Lane and Shoreham Centre car parks situated 3 minutes away on foot.

The LHA does not consider that the proposal would have 'severe' impact 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