WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	Highways, WSCC
DATE:	06/02/2019
LOCATION:	6 Tower Road Lancing West Sussex
SUBJECT:	AWDM/0048/19 Construction of outbuilding in rear garden for use as hairdressing salon
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 Planning Services 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 the construction of an outbuilding within the rear garden for use as a hairdressing salon. The site is located on Tower Road, an un-classified residential road subject to a speed limit of 30mph.

No alterations to the existing access arrangements are proposed. Vehicular visibility at the existing access appears sufficient for the vehicle speeds in this location. An inspection of data supplied to WSCC by Sussex Police over a period of the last five years indicates that there have been no recorded injury accidents within the vicinity of the access. Therefore there is no evidence to suggest that the access is operating unsafely or that the proposed hairdressing salon would exacerbate an existing safety or capacity concern.

The applicant proposes to utilise the existing driveway for customer parking. Whilst a parking layout plan has not been provided, WSCC mapping indicates that there is sufficient space on site for two cars to park. The proposed parking provision is anticipated to be sufficient given the nature of the business serving one client at a time. Any overspill parking that may occur as a result of this use could be accommodated on-street. However, the LPA may wish to consider the potential impact of additional on-street parking from an amenity point of view.

Conclusion

The Local Highway Authority (LHA) does not consider that this 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.

Nicola Fry
West Sussex County Council – Planning Services