WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keefe
FROM:	WSCC - Highways Authority
DATE:	22 January 2024
LOCATION:	27 Whitelot Way, Southwick, West Sussex, BN42 4YF
SUBJECT:	AWDM/1699/23 Single storey side extension to replace garage
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal seeks the removal of the existing garage and single storey extension to the side of 27 Whitelot Way. The proposal does not affect the first floor aspect, however adds an additional bedroom to the ground floor where the garage space is currently. The dwelling is currently served with a long driveway leading to the garage, which is positioned to the North West of the site.

The plans demonstrate that a fence has been erected within the driveway, which does not appear within local mapping imagery. The building line will be brought forward from where the garage currently exists and be positioned in line with the fencing. The fencing and proposed extensions prevent vehicles making use of this parking area and restricts the number of vehicles able park at the address. The garage dimensions measure 2.15 x 6.3m, this falls below WSCC current standards for a garage space which should measure 3m x 6m to adequately serve an average sized vehicle. It can therefore be considered that the garage may not be used in its current format as a parking provision.

The proposed extension will leave approx 7.8m of driveway space allocated to the property which would be sufficient to serve a single vehicle. It would be anticipated that overspill parking would be made up by on street parking provisions.

The development would generate the requirement for 3 parking spaces based upon the number of bedrooms in this locality. The LHA is unaware of any existing parking pressures within this location, the LPA may wish to consider this when assessing the application.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

Jodie Wilkes

West Sussex County Council – Planning Services