WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	Highways, WSCC
DATE:	14/05/2024
LOCATION:	The Samling, 15 Kingston Bay Road, Shoreham-By-Sea
SUBJECT:	AWDM/0197/24 Alterations to existing chalet bungalow style to form two storey house with shallow pitch roof. Single storey rear infill extension. Extend and widen existing garage to form photo studio, and separate bin store/bike storage area. Extension of existing south balcony.
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 seeks alterations and extensions to existing chalet bungalow to form a two-storey house, with extension and widening of existing garage to form photo studio. The site is located on Kingston Bay Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided comment on this application, dated 27/02/2024, requesting more information in relation to proposed access and parking arrangements. The applicant has submitted amended plans and as such, the LHA has been reconsulted and can provide the following updated comments:

A new gravel parking area has been provided to the front of the site. I note that the existing dropped kerb will need to be widened to facilitate access to this parking area. These works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The gravel parking area appears of suitable size to accommodate at least three cars, which would be in accordance with WSCC Parking Standards for a dwelling of this size and location. Provision for the secure storage of cycles has also been demonstrated.

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

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works

on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services