WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	Highways, WSCC
DATE:	09/05/2024
LOCATION:	50 Anchor Close, Shoreham-By-Sea, BN43 5BY
SUBJECT:	AWDM/0508/24 Proposed single storey extension to rear of attached garage and conversion of existing garage to create additional habitable floorspace.
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 the erection of a single-storey extension to rear and conversion of existing garage to additional habitable space. The site is located on Anchor Close, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development would not be anticipated to give rise to a material intensification of movements to or from the site.

The proposals will result in the loss of a single-bay garage. However, I would note that the proposed garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it may not be of sufficient size to accommodate modern sized cars. It is not unreasonable for the LHA to assume the garage could be being used for other purposes, such as storage.

As such, no concerns would be raised regarding loss of existing parking provision. One existing parking space is to be retained on the driveway fronting the site. Any overspill parking generated by the dwelling could be accommodated on-street, as per the likely existing arrangement.

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.

Kyran Schneider
West Sussex County Council – Planning Services