WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC - Highways Authority
DATE:	6 October 2023
LOCATION:	10 Edwin Close, Lancing, BN15 9UU
SUBJECT:	AWDM/1244/23 Single storey side extension.
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 to create a single storey side extension to the existing property at 10 Edwin Close. Edwin Close is a D class residential cul-de-sac subject to 30mph speed restrictions, due to the nature of the road however it is not anticipated that vehicles will be travelling at this speed.

The proposed side extension affects the rear of the property and the side aspect where currently there is access to a garage in the rear garden. The plans demonstrate that the existing garage will be removed and replaced with a garage to the side of the dwelling. The existing garage is substandard in dimension and does not reach current standards for a garage to be considered a viable parking space at 3m x 6m. The proposed garage also will be substandard as there is insufficient space to the side of the dwelling to accommodate the required dimensions. On this basis the garage provision does not count towards the overall parking provision serving the property as would be the current arrangement.

Sufficient space exists within the driveway to accommodate 1 possibly 2 vehicles, cycle parking can be accommodated for within the proposed garage. Alternatives to the use of a car are available in the form of busses which serve Western Road. Local shops are a short walk from the site which also alleviates the reliance on a car for transportation in this location.

The WSCC parking demand calculator outlines that 3 parking spaces would be sufficient to serve a dwelling of this size. It is not anticipated that the proposal would materially change this arrangement.

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 111), and there are no known transport grounds to resist the proposal.

Jodie Wilkes

West Sussex County Council – Planning Services