Gmail by Google

Planning - <planning@adur-worthing.gov.uk>

Response To Application Number AWDM/1710/19 at 10 Seahaven GardensShoreham-By-SeaBN43 5NX

1 message

planninghighways@westsussex.gov.uk <planninghighways@westsussex.gov.uk> 29 November 2019 at 09:11
To: planning@adur-worthing.gov.uk

Please could the attached response be distributed to the relevant case officer.

Regards

Stephen Garrard

If you wish to reply to this email, please contact the officer directly.

Response_AWDM-1710-19 .pdf
41K

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	29 November 2019
LOCATION:	10 Seahaven Gardens Shoreham-By-Sea BN43 5NX
SUBJECT:	AWDM/1710/19 Proposed front extension to garage in connection with conversion to habitable accommodation.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification
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.

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

Proposal Summary
The proposal is for the extension to the garage with the conversion of this space to habitable accommodation. The application site is located on a private access road, which enters the publicly maintained network at Seahaven Gardens an unclassified road subject to a 30 mph speed limit.

Access
The applicant should be advised that the access road is in close proximity to a Public Right of Way (PRoW (FP-2051_2)). The works proposed do not affect the PRoW; however the applicant may wish to consult WSCC Public Rights of Way Team, to see if there are any underlying issue that may arise. Please contact the Team on 01243 777620

Vehicle Parking and Cycle Parking
The plans demonstrate that the existing garage will be converted to habitable living space and that the existing parking space within the frontage will be retained. The LPA may wish to consider the impact of the displacement of the garage parking space on the wider network as it is anticipated this will be accommodated on street. Notwithstanding the above the existing garage does not confirm to current guidance for garages (3 x 6 metres), and therefore would not be considered an 'allocated' parking space.

The LHA does not consider that the loss of a single parking space at this location would generate a severe impact on the highway network or a material change over the existing arrangement.

The site is located in a sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus (100 metres) and rail links (2 km) provide a realistic travel opportunity for longer trips. It would not be anticipated that future occupiers of the dwelling would be reliant on the use of a private motor vehicle.

Given the sustainable location of the site and potential that the garage could have previously been used to provide a cycle parking facility, The Local Highways Authority (LHA) would like to see a replacement cycle parking facility provided.

Conclusion

In principle 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. However a modification is sought regarding the cycle storage, as described above. Please raise these issues with the applicant and re-consult. At which time suitable conditions and informative notes can be recommended.

Stephen Garrard
West Sussex County Council – Planning Services