WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC – Highways Authority
DATE:	19 September 2024
LOCATION:	14 St Michaels Road Worthing West Sussex BN11 4SD
SUBJECT:	AWDM/1164/24 Demolition of existing garage and construction of new pitched roof garage (north west corner)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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 erection of a replacement three bay garage to serve the existing dwelling.

The site is accessed via St Michaels Road, a D class residential road in Worthing.
The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the existing access with the public highway, onto St Michaels Road. There is no evidence to suggest that the access is operating unsafely, or that the proposed garage would exacerbate an existing safety concern.

Access into the property is to be retained, there appears sufficient space for vehicles to enter and egress the property.

The proposed parking arrangements are considered acceptable. This will be accommodated within the associated two bay garage. The garage dimensions are slightly substandard when considered alongside WSCC standards. For a two-bay garage 6m x 6m would be considered sufficient to accommodate two average sized vehicles- this proposal falls short slightly in depth. However, if vehicles are unable to make use of these spaces, it is considered that there exists sufficient space within the frontage to accommodate three vehicles. On street parking is an existing practise within St Michaels Road and adjoining roads are subject to restrictions to prevent parking in unsafe locations within the highway network.

The Local Highways Authority does not consider that the proposal for would have 'severe' impact 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.

Jodie Wilkes
West Sussex County Council – Planning Services