WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC - Highways Authority
DATE:	3 January 2024
LOCATION:	19 Manor Road, Worthing, BN11 3RT
SUBJECT:	AWDM/1690/23 Construction of 1no. two storey dwelling within rear garden (to West of No.19) with access to South of site and parking for 2no. vehicles.
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.

Summary
This application is for the erection of a two-storey dwelling with parking. The site is located off Manor Road, an unclassified road subject to a speed restriction of 30 mph. Following an inspection of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Visibility
The applicant proposes to utilise the existing vehicular access point on Manor Road, with a private shared access road linking the maintained highway to the application site. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Manor Road. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use of this existing access point.

I do note that a new access point is proposed on the private shared access road, and the applicant is advised that they may need to seek approval from the proprietor of this access road to undertake the proposed works.

Parking and Turning
Two car parking spaces are proposed to serve the dwelling. From inspection of the plans, the proposed parking area is suitably sized to accommodate two car parking spaces, and the private access drive can be utilised to turn and exit onto the maintained highway in a forward gear.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. Therefore, any overspill parking would have to be accommodated on-street. The LHA would not anticipate that the shortfall of one parking space would give rise to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential amenity impacts.

Regarding cycles, the plans demonstrate secure cycle parking provision for three bicycles, in accordance with WSCC Parking Standards for a dwelling of this size and location.

Sustainability

The site is situated in a sustainable location within walking distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular bus services available from nearby Heene Road and Marine Parade. West Worthing Railway Station is located approximately 1.3km north of the site.

Conclusion

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 conditions should be applied:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services