WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	3 July 2019
LOCATION:	51 Longshore Drive, Shoreham-By-Sea, BN43 6DJ
SUBJECT:	AWDM/0745/19 Conversion of garage to part storage and part habitable space with associated alteration to rear elevation. Additional Information Received
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 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 Strategic Planning 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.

Summary
This proposal is for the conversion of a garage into part storage and part habitable space. The site is located on Longshore Drive, an unadopted road. The Local Highway Authority (LHA) previously submitted a response for this application dated 24/05/2019, requesting additional information. Having received the additional information, an updated response can be made.

Access and Visibility
Access onto the publically maintained highway is at the junction with Upper Shoreham Road, a C-class road subject to a speed limit of 30 mph. An inspection of collision data provided to WSCC by Sussex Police from a period of the last 5 years reveals no recorded injury accidents resulting from road layout within the vicinity of the junction. Therefore there is no evidence to suggest the junction is operating unsafely or that the proposal would exacerbate any existing safety concerns.

Parking and Turning
The proposal will result in the loss of a single car garage. The WSCC Car Parking Demand Calculator indicates that the property would require 2 car parking spaces. 2 car parking spaces on the existing driveway were demonstrated in the car parking layout plan. The 2 bays meet the recommended minimum dimensions for double bay car parking spaces of 4.8m x 4.8m as set out in Manual for Streets.

Conclusion
The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services