WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	6 April 2021
LOCATION:	1 Tristram Close Sompting Lancing West Sussex BN15 0BQ
SUBJECT:	AWDM/0236/21 Proposed two storey side extension to east elevation, plus detached garage and gym to front
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 Local Development 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.

This proposal is for erection of a two storey side extension to east elevation, plus detached garage and gym to front. The site is located on Tristram Close which is an unclassified no-through road subject to 30mph speed limit.

There are no proposed alterations to the existing vehicular access. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given the small-scale nature of proposal, the Local Highways Authority (LHA) would not anticipate material intensification of use onto Tristram Close or the wider road network.

The proposal will result in result in additional bedroom for the existing dwelling. The proposed garage measures 5.3 x 6m internally and this accords with Manual for Streets (MfS) guidance of 3 x 6 m for a single garage. Given that the gym will be associated with the main dwelling and not be used commercially no additional parking would be required.

The parking layout will be reconfigured and this area appears to be of sufficient size to accommodate up to 3 vehicles considering the MfS standards of 2.4 x 4.8m per single bay.

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 109), and that there are no transport grounds to resist the proposal.

If the Local Planning Authority (LPA) are minded to approve this application, condition securing car parking is advised.

Condition

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

Anastasia Toleva
West Sussex County Council – Planning Services