WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardener
FROM:	WSCC - Highways Authority
DATE:	21 August 2023
LOCATION:	13A Kings Road Lancing BN15 8EB
SUBJECT:	AWDM/0609/23 Conversion of existing outbuilding for use as self contained annex for dependant relative.
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

Kings Road is a residential D class road located in Lancing. This proposal seeks to convert the existing domestic workshop into an annexe for a dependant relative, the dwelling will be ancillary living space for the host dwelling. The existing dwelling is served with a frontage driveway access and an existing garage is situated to the rear of the property and will remain to serve the host dwelling.

Access and Parking

When considering the parking demand for this site, the Local Highways Authority has not been given details on the number of habitable rooms existing within the host dwelling. The proposal would see an additional bedroom gained within the site; however, it is not considered that this would materially change the demand for parking at this location.

Any additional car parking generated could be accommodated for on street, which should not cause a nuisance or restrict the flow of traffic. It appears that this is an existing practise along Kings Road and parking restrictions are in place to prevent any parking in unsafe locations on the publicly maintained highway.

In terms of sustainability, the site is served with street lit linking pedestrian footways leading into Lancing town and bus services operate from Brighton Road offering alternative means of transportation to Brighton, Littlehampton and Tarring. Secure and covered cycle parking is advised to be conditioned if the Local Planning Authority deem this an acceptable request.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and that there are no transport grounds to resist the proposal.

Jodie Wilkes

West Sussex County Council – Planning Services