

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	29 April 2026
LOCATION:	12 Kings Walk, Shoreham-by-sea, BN43 5LG
SUBJECT:	AWDM/0422/26 Single storey rear extension, garage conversion, rebuild front porch and adjacent ground floor front extension, adapt existing front sliding doors to a window, replace existing rear ground floor window with new windows and doors in new openings, replacement enlarged window in west side elevation, removal of chimney, new ground floor side windows, new rooflights to front and rear pitched roof slopes, new flat roof windows to garage conversion and new rear extension, and refurbishment of all existing windows and doors.
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.

This application is for a single storey rear extension, garage conversion, rebuild front porch and adjacent ground floor front extension. The site is located on Kings Walk, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1-2 cars.

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

Liz Corcoran
West Sussex County Council – Planning Services

