WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur and Worthing Councils FAO: Hannah Barker
FROM:	Highways, WSCC
DATE:	22/02/2019
LOCATION:	33 Valley Road, Sompting, Lancing
SUBJECT:	AWDM/0224/19 Summer house in rear garden to be used as Air B&B
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 Planning Services 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.

Summary
This proposal is for a summer house in rear garden of number 33 Valley Road to be used as an Air B&B. The site is located on Valley Road which is a D-Classified residential road subject to a 30 mph speed limit.

Access and Visibility
As described within the submitted application, there will be no change to the access from the publicly maintained highway.
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.
Parking and Sustainability
The submitted application does not show a parking layout for the site, the LHA has therefore relied upon local mapping data to assess the existing arrangement. This has shown that the current site appears to have space for one vehicle; it is also observed that there is adequate on street parking within a reasonable distance of the property to mitigate this. It is considered that the existing parking space will be retained for use by the host dwelling.
In the absence of allocated parking, the LHA must consider the alternative parking options and sustainable transport links within proximity of the site. An hourly bus service runs from Valley Road providing links to the wider network, Lancing Railway Station is a 9 minute cycle from the site and the roads linking these locations are served with linked and lit pedestrian footways with designated signalised crossing locations, namely to cross the A27 to the south. Also outside the property is a bus stop which feeds the surrounding towns and beach in Worthing.

The Local Planning Authority (LPA) may wish to consider the impact of this development on on-street parking from an amenity perspective, however it is not considered that the proposal would generate a severe material increase or use all of the nearby available on-street parking space to detrimental effect.

Conclusion

The Local Highway Authority (LHA) does not consider that this proposal would have a '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.

Stephen Garrard
West Sussex County Council – Planning Services