WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	26 June 2024
LOCATION:	17 Ashcroft Close, Shoreham-By-Sea, BN43 6YR
SUBJECT:	AWDM/0782/24 Demolition of existing garage and construction of single storey rear extension to be used as annexe for disabled relative.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
The proposal seeks to demolish the existing garage building and replace with a single storey rear extension to serve a disabled relative. The site location is on Ashcroft Close in Shoreham-by-Sea. Ashcroft Close is a residential cul-de-Sac subject to 30mph speed restrictions at this point.

Access and Parking
There are no changes proposed to the existing site access. The property is currently served with frontage parking and it appears from observation of local mapping data that on street parking is an existing practise in this location. The parking demand would not be anticipated to rise as a result of the proposal given the context of the application. It is anticipated however that should any additional parking be generated by the proposal, it would be minimal and therefore not cause a material intensification on Ashcroft Close.

The existing garage is substandard in dimensions and therefore would not currently be counted towards the existing provision for the property. Paired with this is the site layout which positions the garage behind the dwelling, making access and egress difficult for any vehicle to make use of.
The loss of garage space may however result in the loss of cycle parking for the current dwelling and therefore the LPA may wish to consider whether a cycle parking provision would be justifiable in this scenario.

Conclusion
The Local Highway Authority does not consider that the 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 115), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services