WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	17 April 2025
LOCATION:	36 Old Shoreham Road Lancing BN15 0QT
SUBJECT:	AWDM/0204/25 Change of use of the former residential garage and its rear extension to provide accommodation for a dog grooming service provided by the owner/occupier of the dwelling (Retrospective application).
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 is a retrospective application for the use of residential garage and rear extension as a dog grooming business. The site is located on Old Shoreham Road, which in this location, is an un-classified road subject to a speed limit of 30mph.

The provided plans and documents indicate that the dog grooming business has operated on site for over two years, without evidence of any highway safety concern. The planning statement indicates that all operations are conducted by appointment only, approximately three appointments per day. Clients drop their dog off and collect later - there appears to be sufficient parking available on the site frontage to accommodate client parking during drop off and pick up, and additionally there is unrestricted on-street parking should there be any overlap in appointments. No concerns would be raised regarding access or visibility onto the public highway, and the proposal would not be considered to result in a material intensification of the use of the existing access.

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

Nicola Elliott
West Sussex County Council – Planning Services