WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	4 July 2019
LOCATION:	120A Brighton Road, Lancing, BN15 8LN
SUBJECT:	AWDM/0909/19 Conversion of existing garage to habitable accommodation and associated works and move existing ground floor front wall increasing ground floor accommodation. Replacement of front entrance door and window.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	More Information
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 Strategic Planning 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.

Summary
This proposal is for the moving of an existing ground floor front wall and conversion of existing garage into habitable accommodation. The site is located Brighton Road, an A-class road subject to a speed limit of 30 mph.

Content
It is unclear in the plans what the dimensions of the proposed parking bay will be following the relocation of the front wall. Car parking spaces should have a minimum length of 4.8m. Any shorter than this would require a parked car to overhang onto the publicly maintained highway causing an obstruction and consequently violate section 137 of the Highways Act 1980.

The LHA requests a plan detailing whether the proposed parking area can achieve a parking bay of at least 2.4m x 4.8m.

Conclusion
The LHA requires additional information before an adequate assessment of this proposal can be made. Could the LPA request the following from the applicant then re-consult:

- Parking arrangement plan

Kyran Schneider
West Sussex County Council – Planning Services