WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	9 February 2022
LOCATION:	Galleons Reach, The Street, Shoreham-By-Sea, BN43 5NJ
SUBJECT:	AWDM/0096/22 Demolition of existing garage and construction of two storey side extension with gable end. Rooms in roof consisting of hip to gable extension and rear dormer with Juliet balcony.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the demolition of existing garage and erection of a two-storey side extension and hip to gable extension. The site is located on The Street, an unclassified residential road subject to a speed restriction of 30 mph.

The proposals include the provision of a fourth bedroom, new utility room and enlarged living space. Considering this, the LHA does not anticipate that the proposal would give rise to a material intensification of movements to or from the site.

The existing garage has approximate internal dimensions of 2.1m x 5.2m, which does not meet the minimum internal dimensions for single-car garages of 3m x 6m set out in Manual for Streets (MfS). Therefore, the LHA does not consider the existing garage as parking provision, as it is likely only large enough for a small car to be parked inside. It is not unreasonable for the LHA to believe it may be being used for other purposes (e.g. storage).

Notwithstanding the above, the potential overspill parking from the loss of one garage is not anticipated to result in any highway safety or capacity issues. The site does benefit from an existing driveway with provision for two car parking spaces. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing arrangement is operating unsafely or that the proposal would exacerbate an existing safety concern.

In 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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services