WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC – Highways Authority
DATE:	11 December 2024
LOCATION:	Former Natwest Office 5 Broadwater Street East, Worthing, West Sussex, BN14 9AA
SUBJECT:	AWDM/1399/24 Loft conversion to accommodate one residential unit including rear dormers and front roof lights
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 proposal is for a loft conversion to accommodate one residential unit including rear dormers and front roof lights. The site is located on Broadwater Street East, a C-classified road subject to a speed restriction of 30 mph.

The LHA previously provided consultation advice for this site for application NOTICE/0022/23, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

No vehicular parking or access associated with proposed development as per the likely existing arrangement. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least one car parking space. Consequently, parking would have to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated within a sustainable town centre location, within walking distance of public transport links and public car parks.

No details of cycle parking have been provided. The LHA requests that a secure, covered cycle parking space be provided if there is space within the site to do so.

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

Liz Corcoran
West Sussex County Council – Planning Services