WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC - Highways Authority
DATE:	23 January 2024
LOCATION:	17A Buckingham Road, Worthing, West Sussex, BN11 1TH
SUBJECT:	AWDM/1767/23 First floor rear extension.
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.

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

The proposal is to extend the existing B1 office to the rear of the property, to create a leisure area/ casual meeting room. This will increase the B1 floorspace by 15sqm.

The site is located in proximity to the town centre in Worthing, and is a 13minute walk to the train station. Local bus services operate along nearby Marine Parade. It is considered that due to its central location the existing 'zero' car parking strategy can be accommodated here. Enforceable parking restrictions are in operation within the adjoining roads.

The extension of the site would attract 2 employees as outlined within the Planning Statement; and at the most 2 trips would be generated for this and could be accommodated within the local 'pay and display' car parks or via sustainable transport as above.

There has been no mention of cycle storage within associated documentation, although this is a small scale extension the LPA may wish to consider whether this would be a reasonable request and whether secure and covered cycle storage could be accommodated within the red edge area of the site.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services