WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC - Highways Authority
DATE:	25 May 2023
LOCATION:	Former Ashdown Road Playgroup School 6 To 8 Ashdown Road Worthing West Sussex
SUBJECT:	AWDM/0682/23 External alterations comprising removal of rear (East) conservatory (No.6), alterations to rear windows/doors, new and altered rooflights to rear and North side, cycles stores to rear yards, services alterations, plus revised internal layout to provide room in roof (No.8) in association with previously consented prior approval for the change of use of the of the building from day centre to 2no dwellings (NOTICE/0004/22) (part retrospective)
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 application is for external alterations comprising removal of rear (East) conservatory (No.6), alterations to rear windows/doors, new and altered rooflights to rear and North side, cycles stores to rear yards, services alterations, plus revised internal layout to provide room in roof (No.8) in association with previously consented prior approval for the change of use of the of the building from day centre to 2no dwellings (NOTICE/0004/22) (part retrospective). The site is located on Ashdown Road, an un-classified road subject to a speed limit of 30mph.

No vehicular access to the site currently exists and no alterations to this situation are proposed. The LHA would not raise any highway safety concerns to the proposed external alterations or addition of room in roof. Whilst this room could be utilised as a bedroom, providing a third bedroom for one of the previously approved dwellings, any additional parking demand could be accommodated on street in this location. The LHA would not anticipate that this would result in a highway safety concern in this location, however, the LPA may wish to consider the impacts of this proposal on on-street parking from an amenity point of view.

The proposal amends the cycle storage to the rear of one of the dwellings, to remove the approved shed/cycle store and provide a smaller cycle storage unit. The LHA would not raise any concerns with the proposed cycle store.

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved plans.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Fry
West Sussex County Council – Planning Services