WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	27 August 2021
LOCATION:	220 Old Shoreham Road Brighton BN42 4LT
SUBJECT:	AWDM/1463/21 Single-storey rear extension conversion of garage to habitable room.
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.

Site Background
The proposal is for the construction of an extension and the conversion of the existing garage to a habitable room.

The application site is located on Old Shoreham Road a publicly maintained, 'A' classified urban road subject to a 30-mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

Access
No changes to the access are proposed.

Vehicle and Cycle Parking
The plans demonstrate that the conversion of the existing garage to habitable living space while retaining the existing parking on the frontage. The LPA may wish to consider the impact of the displacement of the garage parking space on the wider network. The LHA does not consider however that the loss of a 0.5 parking space at this location would generate a severe impact on the highway network or a material change over the existing arrangement.

The LHA wish to inform the applicant that MfS and WSCC guidance also considers the utilities a garage provides, specifically the cycle storage aspect. With the conversion of such space, the opportunity is hindered for the current and any future occupiers of the dwelling to store cycles. As such, the LHA requests the applicant demonstrate cycle storage for both the existing dwellings in accordance with WSCC and MfS guidance for covered and lockable cycle storage facilities. Details of which can be secured with a suitably worded condition found below.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following condition:

Condition
Cycle Parking
Within 6 months of the conversion of the garage, covered and secure cycle parking spaces should be provided in accordance with plans and details **to be** submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Stephen Garrard
West Sussex County Council – Planning Services