WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	18 February 2020
LOCATION:	157A Middle Road Shoreham-By-Sea BN43 6LG
SUBJECT:	AWDM/0194/20 Demolition of existing outbuildings and erection of a timber pre-fabricated single storey building for use as a granny annexe, ancillary to the main dwelling.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification
S106 CONTRIBUTION TOTAL:	n/a

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Planning Services should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

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

Proposal Summary
The proposal is for the demolition of outbuildings (including existing garage) with the construction of a granny annexe being an ancillary to the main building. The application site is located on Middle Road a publicly maintained 'C' classified road subject to a 30 mph speed limit.

Access
An established access point will serve the proposed annexe and currently serves one dwelling. No changes to the access are proposed.

An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury collisions within the vicinity of the site. Therefore there is no evidence to suggest that the existing assess is currently operating unsafely.

Vehicle Parking and Cycle Parking
The existing garage (2.8 x 7.8 metres) is sub-standard; as a result, the LHA will take a view on the garage providing a NIL parking provision for the site.

WSCC parking demand calculator anticipates that a two-bedroom dwelling/annexe of this location would generate a parking demand of two spaces.

The applicant has not provided plans demonstrating the existing or proposed parking provision of the site other than the existing garage. As a result, the LHA will take a view on the proposal having a NIL parking provision.

From experience from other similar applications, it is extremely difficult to substantiate that a shortfall of two car parking spaces will result in an unacceptable highway safety issue and therefore not considered a justification for refusal on highways grounds. The LPA may wish to consider the amenity implications caused by a small increase in on-street car parking demand.

The applicant has proposed a nil cycle parking provision, as per the WSCC Sustainability policy we wish to see cycle storage implemented in the form of lockable covered storage.

Conclusion

In principle the Local Highways Authority (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. However, the LHA require a modification regarding the cycle parking, as described above.

Please raise these issues with the applicant and re-consult. At which time the LHA can advise suitable conditions and informative notes.

Stephen Garrard
West Sussex County Council – Planning Services