# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing Councils<br>FAO: Eve Hearsey |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 21 September 2021 |
| **LOCATION:** | 172 Downsway, Brighton, BN42 4WF |
| **SUBJECT:** | AWDM/1620/21<br>Hip to gable roof extension, 2no. rear dormers, front rooflights; new front steps with balustrade. |
| **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 seeks the erection of a hip to gable roof extension, 2no. rear dormers, front rooflights; new front steps with balustrade at 172 Downsway, Southwick, Brighton, West Sussex.

The submitted plans detail that the proposal also include the a dropped crossing providing access to 2 hardstanding parking spaces.

Downsway is an unclassified subject to a 30-mph speed limit at this point.

After inspection of the submitted plans and WSCC mapping there do not seem to be any concerns with vehicular visibility the proposed point of access.

The crossover will need to be implemented under licence to a specification obtained from WSCC Highways.

The Local Highways Authority does not consider that the proposal would have and 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 Local Planning Authority is minded to grant panning consent the following conditions would be advised:

Car parking space (details approved)
The use of the access point shall not commence until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Access

The use of the parking area shall not commence until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled 'Loft Extension with hip to Gable' and numbered PL1 A.
Reason: In the interests of road safety.

**Ian Hayward**
**West Sussex County Council – Planning Services**