WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	21 December 2023
LOCATION:	42 Grinstead Lane, Lancing, BN15 9DY
SUBJECT:	AWDM/1706/23 Change of use of garage into a bedroom to be used as part of the main dwelling include a new pent style roof and rooflights
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 the change of use of garage to bedroom to be used in association with existing dwelling. The site is located on Grinstead Lane, an A-classified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate that the proposed development would give rise to a material intensification of movements to or from the site.

An existing single-bay garage will be lost as part of the proposals and therefore, displaced parking would have to be accommodated within the existing driveway or on-street. I do note that the existing driveway can likely accommodate two smaller sized cars, but wider cars may have to be parked on-street, owing to the narrow width of the driveway. The LHA would not anticipate that the loss of one parking space would give rise to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In summary, 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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services