WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	Highways, WSCC
DATE:	07/11/2024
LOCATION:	Land West Of 28 Bramber Road, Worthing
SUBJECT:	AWDM/1071/24 Erection of a detached chalet bungalow.
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.

Summary
This application seeks the erection of a detached chalet bungalow. The site is located on Bramber Road, an unclassified road subject to a speed restriction of 30 mph. Following a review of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content
The existing dropped kerb access point will be utilised to form a shared drive between the existing and proposed dwellings. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Bramber Road.

Two car parking spaces will be provided for the proposed dwelling, in the form of a double-bay carport. This would be in accordance with WSCC Parking Standards for a dwelling of this size and location. Two car parking spaces will also be retained for the existing dwelling.

On-site turning may not be achievable, so cars may have to reverse out of the site on to the maintained highway. However, this looks to be the existing arrangement and would not be anticipated to give rise to a safety concern.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links. Secure cycle storage for two bicycles has also been demonstrated in the plans, in accordance with WSCC Parking Standards.

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

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

Car parking space (details approved)
No part of the development shall be first occupied 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

Kyran Schneider
West Sussex County Council – Planning Services