WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	16 November 2023
LOCATION:	14 Ambrose Place, Worthing, BN11 1PZ
SUBJECT:	AWDM/1477/23 Demolition of existing garage, construction of new garage, internal alterations and installation of new external doors and windows to Grade Iisted building.
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 demolition of existing garage and construction of a replacement garage building, with various alterations to existing dwelling. The site is located on Ambrose Place, an unclassified road subject to a speed restriction of 20 mph.

From inspection of the plans, the proposed replacement garage will accommodate one car, with a garden room and wet room. Considering this, and the various proposed alterations to the existing dwelling, the LHA does not anticipate that the proposals would lead to a material intensification of movements to or from the site.

It should be noted that the proposed garage falls slightly short of the minimum internal specifications for garages of 3m x 6m as set out in Manual for Streets (MfS). Therefore, the applicant is advised to enlarge the depth of the garage to 6m, to ensure modern sized cars can be accommodated inside. Notwithstanding this, the LHA acknowledges that the existing garage also did not meet MfS specifications.

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

Kyran Schneider
West Sussex County Council – Planning Services