WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC – Highways Authority
DATE:	13 May 2024
LOCATION:	53 Bolsover Road Worthing West Sussex BN13 1NR
SUBJECT:	AWDM/0532/24 PROPOSED REAR SINGLE STOREY EXTENSION
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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.

Summary
This proposal seeks removal of the existing garage/store with a single storey extension to the existing house to form additional habitable space. The site is located on Bolsover Road, an unclassified no-through road subject to a speed restriction of 30 mph in this location. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns to this application.

Access and Parking
The site is served by an existing vehicular access, with no alterations to this arrangement proposed. Given the scale of the development providing additional habitable living space resulting in 0 additional bedrooms, the LHA does not anticipate that the proposed would give rise to a significant intensification of movements to or from the site.

Vehicular parking will largely remain unchanged, with an existing hardstanding to be retained for vehicular parking. From inspection of the plans, the parking area is suitably sized to serve the likely demand, the loss of a single garage space is considered acceptable. The garage space does not meet WSCC standards of 3m x 6m for a single garage space and the access to the garage is narrow measuring approx. 2.2m. This makes the use undesirable for parking and therefore may not currently be in use by residents.

Any overspill parking would be likely to occur within the publicly maintained highway at this location. This is an existing practise that does not appear to cause a nuisance to road users given that Bolsover Road is not a through road.

The site is situated within proximity of local amenities and services. In addition, the nearby roads are lit and linked with footways, the LHA anticipates that residents may not have a reliance on the use of a private car. Therefore, walking and cycling are a viable option for residents of the property.

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.

Jodie Wilkes
West Sussex County Council – Planning Services