WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	27 February 2023
LOCATION:	54 Chanctonbury Drive, Shoreham-By-Sea, BN43 5GW
SUBJECT:	AWDM/0213/23 Proposed garage conversion, front porch and single storey side extension.
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 conversion of garage to habitable space and erection of front porch and single-storey side extension. The site is located on Chanctonbury Drive, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangements. The proposed conversion and extension will provide a playroom and enlarged kitchen/dining space. The proposed works are not anticipated to give rise to a material intensification of use of the existing access.

The proposed works will result in the loss of an existing single-bay garage. However, it should be noted that the existing garage has approximate internal dimensions of 2.7m x 5.4m, which does not meet the minimum specifications for single-bay garages of 3m x 6m as set out in Manual for Streets (MfS). Therefore, the LHA does not consider the garage for parking provision, as it may not be large enough to accommodate a modern sized car. It is not unreasonable for the LHA to assume it may be being used for other purposes, such as storage. As such, no concerns are raised regarding loss of existing parking provision.

Notwithstanding the above, the site does benefit from an existing driveway fronting the property, which is of sufficient size for two car parking spaces. Any overspill parking that may result from the loss of the garage can be accommodated on-street, and this is not anticipated to lead to a highway safety or parking capacity issue in this instance.

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