WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	29 January 2021
LOCATION:	27 Ravens Road, Shoreham-By-Sea, BN43 5AJ
SUBJECT:	AWDM/0016/21 Construction of replacement garage with storage above.
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the construction of a replacement garage, with storage space above. The site is located on Ravens Road, an unclassified road subject to a speed restriction of 30 mph.

From inspection of the plans, the proposed garage has approximate internal dimensions of 3.9m x 5.9m. This falls slightly short of the minimum internal dimensions for single-car garages of 3m x 6m as set out in Manual for Streets (MfS).

Therefore, the LHA cannot consider the proposed garage for vehicular parking provision and advises the applicant to amend the plans to ensure the garage meets MfS specifications. Notwithstanding this, the LHA acknowledges that the proposed garage is larger than that of the existing.

The LHA does not anticipate that this development would give rise to a material intensification of movements to or from the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

In 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 109), and that there are no transport grounds to resist the proposal.

However, as mentioned above, the LHA advises the applicant to amend the plans to ensure the proposed garage meets the MfS minimum internal specifications for single-car garages.

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

Car parking space (details required)
No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the

Local Planning Authority. 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