WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	15 November 2019
LOCATION:	4 Brighton Road, Shoreham-By-Sea, BN43 6RG
SUBJECT:	AWDM/1470/19 Change of Use of residential dwelling (Use Class C3) into 3 bedroom guest house with separate owners accommodation (Use Class C1) (Retrospective). Parking layout plan received.
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 Planning Services 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.

The LHA has been re-consulted on this application following the submission of a parking layout plan and swept path tracking demonstrating that vehicles can turn on site and exit in a forward gear.

The applicant originally proposed three parking spaces to the rear of the site, this has now been reduced to two parking spaces. The spaces will be accessed via the existing driveway to the east of no.2 Brighton Road. Each parking space meets minimum specifications of 2.4 x 4.8m as set out in Manual for Streets. The plans indicate that vehicles can reverse out of each space and turn on site in order to exit onto the public highway in a forward gear.

It is unclear whether the proposed parking spaces would obstruct access to the existing sub station. However, they will remove the ability for maintenance/sub-station vehicles to turn on site. The LHA would not anticipate that this would result in a highway safety concern, due to the likely infrequent nature of vehicle trips to the sub-station. It is also acknowledged that neighbouring driveways along Brighton Road operate similar arrangements without evidence of highway safety concern.

The addition of two parking spaces is not anticipated to result in a material increase in vehicle movements to or from the site and as such is not anticipated to result in a highway safety concern.

The WSCC Parking Standards (revised August 2019) no longer set out a standard for guesthouse/BNB use. However, under the superseded parking standards, a minimum of 1 parking space per guest bedroom would be required. This would result in a minimum of 3 parking spaces for the proposed guesthouse use, and based upon the one-bedroom owners accommodation, a further one parking space would be required. As such, a total demand of 4 parking spaces would be anticipated and this demand is met within this application.

The LPA may wish to consider the impact of any overspill parking as result of this proposal, from an amenity point of view. The LPA should also be satisfied that parked vehicles to the rear of the

site will not result in an obstruction to electrical sub-station access and that the applicant has sufficient access/ownership rights to utilise this area for parking and access.

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.

Nicola Fry
West Sussex County Council – Planning Services