WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC - Highways Authority
DATE:	9 January 2024
LOCATION:	49 Arundel Road, Worthing, BN13 3EN
SUBJECT:	AWDM/1770/23 Construction of Boundary Wall and Gate (part retrospective). Construction of Detached Garage. Widening of Existing Vehicular access onto Arundel Road.
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 seeks the construction of boundary wall and gate, widening of existing vehicular access and erection of a detached garage. The site is located on Arundel Road (A27), which is maintained by National Highways – therefore, the LPA should consult National Highways for comments pertaining to access. WSCC can provide comments relating to internal site layout.

A new double-bay garage is proposed. The hardstanding affords suitable space for on-site turning to be achievable, allowing cars utilising the garage to exit the site in forward gear.

From inspection of the plans, the proposed garage falls slightly short of the minimum internal specifications for a double-bay garage of 6m x 6m, as outlined in Manual for Streets (MfS). To ensure modern sized cars can be accommodated inside, the applicant is advised to enlarge the proposed garage to MfS specifications.

Notwithstanding the above, the existing hardstanding is of sufficient size to accommodate a suitable amount of off-street parking provision to serve the host dwelling.

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

Kyran Schneider
West Sussex County Council – Planning Services