WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	7 October 2019
LOCATION:	44 Mill Road Lancing BN15 0PZ
SUBJECT:	AWDM/1397/19 Remodelling of existing dwelling comprising replacement of car port with two storey extension including double garage on front part of east elevation, single-storey extension to rear part of east elevation and alterations to windows and doors on north, south, west and east elevations, including rooflights to rear (north) roofslope.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Proposal Summary
The proposal is for the replacement of a carport with a garage and internal/external alterations. The site is located on a private access road and accessed via Mill Road which is an unclassified road subject to a 30 mph Speed limit.

Access
The resulting proposal is not anticipated to create a material intensification of the current access onto Mill Road.

Vehicle Parking, Cycle Parking and Turning
The applicant has demonstrated that the garage will have the internal dimensions of 4.1 x 6.6 metres. This conforms to WSCC and Manual for Streets (MfS) guidance of a minimum of 3 x 6 metres for a single bay garage. These measurements allow for cycle storage to be accommodated with in the curtilage of the garage.

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.

Stephen Garrard
West Sussex County Council – Planning Services