WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	26 October 2021
LOCATION:	1 Tristram Close, Sompting, BN15 0BQ
SUBJECT:	AWDM/1683/21 Proposed two storey side extension with new detached garage (amendment to approved application AWDM/0236/21)
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 proposal is for the erection of a two-storey side extension and detached garage. The site is located on Tristam Close, an unclassified residential road subject to a speed restriction of 30 mph.

The LHA previously provided consultation advice for this site for application AWDM/0236/21, raising no highway safety concerns. The Local Planning Authority (LPA) approved the application.

The applicant proposes a two-storey side extension, which will provide a fourth bedroom and study. In addition, a gym will be provided within the proposed garage building. Considering this, the LHA does not anticipate that the proposal would give rise to a material intensification of movements to or from the site.

As for the proposed garage, the garage has approximate internal dimensions of 4.4m x 6m, which is of suitable size to accommodate one car parking space. The garage can also be considered for the secure parking of cycles.

On-site turning may not be achievable, so cars may have to exit the site in a reverse gear. However, this is the existing arrangement which is not anticipated to result in a highway 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 111), and that there are no transport grounds to resist the proposal.

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

Car parking space (details approved)
No use of the garage shall take place until such time the garage has been constructed in accordance with the approved site plan. 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