WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	14 August 2020
LOCATION:	201 Old Shoreham Road Brighton BN42 4LS
SUBJECT:	AWDM/0933/20 Single-storey rear extension to north elevation and detached garage at end of garden.
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.

Access to the garage will be via a private access road which supplies access to multiple garages.

The garage proposed will measure 7 x 7 metres. WSCC minimum recommendation for a single bay garage is 3 x 6 metres and would provide 0.5 spaces towards the parking provision of the site. Given the above measurements the garage is anticipated to provide 1 spaces towards the parking demand of the site.

Garages are also considered to provide amenity space. Specifically cycle storage. As such, the LHA wishes to see cycle storage being demonstrated on the plans or secured with a suitable worded condition.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following conditions:

Parking
Within 6 months of completion of the construction works the car parking should be constructed in accordance with the approved site plan. These spaces shall always thereafter be kept for their designated purpose.

Reason: To provide car-parking space for the use

Cycle Parking
Within 6 months of the complete construction of the garage, covered and secure cycle parking spaces should be provided in accordance with plans and details **to be** submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Stephen Garrard
West Sussex County Council – Planning Services