WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	Highways, WSCC
DATE:	19/12/2018
LOCATION:	Garage Block East Of 17, Russells Drive, Lancing
SUBJECT:	AWDM/1829/18 Enlargement of existing garage door within garage block.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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.

This proposal is for the enlargement of the existing garage within the garage block east of 17 Russells Drive. Russells Drive is an unclassified residential road subject to a speed limit of 30mph.

No alterations to the existing vehicle access arrangements serving the garage block are proposed. Vehicular visibility at the site appears sufficient for the anticipated road speeds in this location, and visibility splays are maintainable wholly within the Highway Boundary. Furthermore, an inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing garage arrangement is operating unsafely or that the enlargement of the garage door would exacerbate an existing safety concern.

The proposed plans indicate that the depth of the garage to the south does not meet the minimum internal depth of 6m as set out in Manual for Streets and is therefore not sufficient for the parking of a vehicle. However, it is anticipated that the garage door will remain closed when a vehicle is parked within it or when not in use and that any vehicle(s) parked within the garage will not overhang the footway. Should the applicant park a vehicle within the garage which overhangs the footway they may be liable to action under Section 137 of the Highways Act 1980.

Conclusion

The LHA does not consider that this proposal would have 'severe' impact 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