WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	21 October 2021
LOCATION:	94 Kingston Lane Shoreham-By-Sea West Sussex BN43 6YQ
SUBJECT:	AWDM/1842/21 Detached garage in rear 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.

This application is for the demolition of existing garage and erection of a detached double garage in the rear garden. The site is located on Kingston Lane, a C-classified road subject to a speed limit of 30mph.

The proposed garage will be accessed via the existing access off of Kingston Lane and no alterations to the existing access are proposed. The garage appears to scale off to 6 x 6m internally in accordance with Manual for Streets (MfS) and is considered to provide sufficient space for up to two vehicles to park. There appears to be sufficient space on site for vehicles to turn and exit onto the public highway in a forward gear.

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:

Condition
Car parking space (details approved)
No part of the development shall be first occupied until the car parking 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

Nicola Fry
West Sussex County Council – Planning Services