WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Baker
FROM:	WSCC - Highways Authority
DATE:	2 July 2020
LOCATION:	40 Connaught Avenue Shoreham-By-Sea BN43 5WJ
SUBJECT:	AWDM/0850/20 Conversion of existing garage into self contained annexe, including single-storey side extension and verandah to east, including raising of roof height to 2.92m.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Modification
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.

Site Background
The proposal is for the conversion of a garage to a self-contained unit.

The application site is located on Connaught avenue a publicly maintained, low trafficked, unclassified road subject to a 30-mph speed limit. As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

Access
No changes to the access are proposed.

Vehicle Parking and Cycle Parking
-Vehicle Parking-
For the LHA and MfS to consider parking spaces towards the provision of a site they must first meet the minimum requirements of,

- Single bay parking space or carport - 2.4 x 4.8 metres,
- Single garage space - 3 x 6 metres,
- Single parallel parking space - 2 metres (obstruction free i.e. fence) or 2.4 metres x 6,

- Disabled Bay parking - 2.4 x 4.8 metres with a 1.2 metre hatched area located to the side.
- Disabled Tandem parking - 2.4 x 6.6 metres

With the above guidance, the LHA provides the following comments.

The existing garages dimensions are as follows,

- Garage space - Measures 2.8 x 10 metres,

  For the LHA to consider a garage to provide a parking provision of 0.5, the garage must first measure a minimum of 3 x 6 metres (as per MfS guidance) internally. As such, the garage would be considered to provide a NIL parking provision.

From inspection of these findings the LHA provide the following comments.

Under the above guidance the existing garage is not predicted to provide any parking for the existing dwelling. As such, the LHA do not believe there will be any displacement of parking onto the publicly maintainable highway.

-Cycle parking –
The LHA wish to tell the applicant that MfS and WSCC guidance also considers the utilities a garage provides, specifically the cycle storage aspect. With the conversion of such space, the opportunity is hindered for any future occupiers of either dwelling to store cycles. As such, the LHA requests the applicant demonstrate cycle storage for both the existing and proposed dwellings in accordance with WSCC and MfS guidance for covered and lockable cycle storage facilities.

To summarise the LHA raises no concerns over the Vehicle Parking. However, a modification for cycle parking is sort

Conclusion
In principle the Local Highways Authority (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. However, the LHA require a modification regarding the Cycle Parking, as described above.

Please raise these issues with the applicant and re-consult. At which time the LHA can advise suitable conditions and informative notes.

Stephen Garrard
West Sussex County Council – Planning Services