WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	6 September 2023
LOCATION:	250 Harbour Way, Shoreham-By-Sea, BN43 5HZ
SUBJECT:	AWDM/1210/23 Remodelling of existing house to form contemporary dwelling. Ground floor rear infill extension, front extensions with roof terraces and balustrades. Raising of ridge with front and rear dormers.
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 remodelling of existing house, comprising of various extensions. The site is located on Harbour Way, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application AWDM/1667/22, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

For the current application, from inspection of the plans, the proposed works will provide two additional bedrooms and enlarged living space. Considering this, the LHA does not anticipate that the proposed development would lead to a material intensification of movements to or from the site. No alterations are proposed to the existing access arrangement.

The proposals will result in the loss of an existing garage. However, the site benefits from a driveway that is suitably sized to accommodate an appropriate amount of parking provision for a dwelling of this size. The existing garage is to be replaced by a storage room, which can be utilised for the secure parking of cycles.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services