WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC - Highways Authority
DATE:	6 September 2023
LOCATION:	6 Alfriston Road Worthing BN14 7QU
SUBJECT:	AWDM/1200/23 Demolition of existing conservatory, lean-to and garage and proposed single-storey rear extension.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The Local Highways Authority (LHA) has been consulted on the above application to convert the existing garage, conservatory and lean to into a habitable space at 6 Alfriston Road Worthing. Alfriston Road is a residential D classified road and subject to 30mph speed restrictions.

The application outlines that no existing parking arrangements are to be changed through this proposal, indicating that the garage may currently not be used as a parking provision. From measuring the plans provided by the applicant, the garage is below our current standard in terms of dimensions and therefore may be undesirable for use as a parking space. The garage is also positioned behind the existing building making access less desirable.

Currently the dwelling has 2 bedrooms, the proposal would raise the habitable living space by an additional room which from consulting the Parking Demand Calculator does not affect the parking demand which remains at 3 spaces.

The existing driveway is long and narrow by nature, this may not be in use along its entirety for a parking provision therefore. LHA note however that on street parking is is a practise along the road at Alfriston Road. The LHA are unaware of any issues with the use of this parking bay or existing parking pressures within the area and refer to the LPA to consider this when making their planning decision.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services