WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jenni Price
FROM:	WSCC - Highways Authority
DATE:	14 November 2022
LOCATION:	32 Kings Walk, Shoreham-By-Sea, BN43 5LG
SUBJECT:	AWDM/1572/22 Replacement of garage with art studio for personal use.
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 replacement of an existing garage with art studio for personal use. The site is located on Kings Walk, an unclassified road subject to a speed restriction of 30 mph.

As the art studio will be for personal use, the LHA does not anticipate that the proposals would lead to a material intensification of movements to or from the site. No alterations are proposed to the existing access arrangements.

The proposals will result in the loss of a double-bay garage. However, the site does benefit from an existing driveway with provision for 2-3 parking spaces. The LHA does not anticipate that the loss of two parking spaces would result in a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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