WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	26 September 2023
LOCATION:	9 Harbour House Harbour Way Shoreham-by-sea West Sussex BN43 5HZ
SUBJECT:	AWDM/1279/23 Demolishing the existing garage structure and replace with a new garage
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 proposal is to replace the existing garage at 9 Harbour House, Harbour Way. The garage is sited to the rear of the property and is serviced by Providence Way.

There is no material change in location or size of the garage. The existing garage is substandard when considered against WSCC current guidance for Garage parking spaces. To be considered to count toward the parking provision of a property, the garage space should measure 3m x 6m. This also allows sufficient space for secure and covered cycle parking. The proposed garage also falls short of this standard at 3.8m x 5.4m.

The LHA considers however that the garage as now proposed is not materially different from the existing arrangement and therefore does not change the current arrangement with regard to parking provision. The property is served with a frontage parking area served from Harbour Way, it is considered that this is the current means for parking and remains unchanged.

Based upon the above considerations, the LHA raise no highways safety concerns with the proposed replacement garage.

Jodie Wilkes
West Sussex County Council – Planning Services