WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'keeffe
FROM:	WSCC - Highways Authority
DATE:	18 July 2019
LOCATION:	120A Brighton Road, Lancing, BN15 8LN
SUBJECT:	AWDM/0909/19 Conversion of existing garage to habitable accommodation and associated works and move existing ground floor front wall increasing ground floor accommodation. Replacement of front entrance door and window.
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 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 Strategic Planning 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.

Summary
This proposal is for the moving of an existing ground floor front wall and conversion of existing garage into habitable accommodation. The site is located on Brighton Road, an A-classified road subject to a speed limit of 30 mph. WSCC as Local Highway Authority previously submitted a response for this application dated 04/07/2019, requesting additional information. Having received this information, a revised response can be made.

Access and visibility
The existing access is to be utilised for this proposal. The moving of the front wall will reduce the depth of the forecourt from 6m to 5.3m. An inspection of collision data from a period of the last 5 years reveals 1 accident 60m west and 2 accidents 40m and 80m east of the point of access. These were not attributed to road layout. Therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing concern.

Parking and turning
This proposal will result in the loss of 1 parking space. However, 1 parking space will remain on the forecourt. There is sufficient space within the proposed forecourt to allow for 1 car parking space, in line with Manual for Streets minimum dimensions for single car bays of 2.4m x 4.8m.

Vehicles may have to exit the site in a reverse gear. However, this is the existing arrangement and there is no evidence to suggest it is operating unsafely. Furthermore, neighbouring properties operate similar arrangements.

The site is in a sustainable location within walking distance of shops and schools. Nearby bus stops offer regular connections towards Brighton and Littlehampton.

Conclusion
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 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following condition should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Kyran Schneider
West Sussex County Council – Planning Services