

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC – Highways Authority
DATE:	26 January 2026
LOCATION:	16 Lynchmere Avenue Lancing BN15 0PD
SUBJECT:	AWDM/0001/26 Single storey rear extension to square off the rear of the property. Removal of existing garage and replacement with a single storey rear extension.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

The proposal seeks to create a rear extension at 16 Lynchmere Avenue, this also involves the removal of the existing garage. Lynchmere Avenue is a residential D classified road subject to 30mph speed restrictions. From observation of mapping data provided to WSCC by Sussex Police, there appear to have been no highways collisions or personal injury claims within proximity of the dwelling to flag an existing concern with the site access, or with the adjoining highway network at this point.

The existing garage in its current format is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore, this existing garage space does not count toward the overall parking provision. Furthermore, the driveway leading to the garage varies in width along its length but appears too narrow to accommodate a modern average sized vehicle between the property boundary and northern building edge. Currently the portion of the driveway fronting the dwelling appears of sufficient width to accommodate a single vehicle. Local aerial mapping indicates that this access has been overgrown for a number of years and may have also not been in use for some time.

The proposed additional floor space provides an additional bedroom for the property. This raises the number of bedrooms within the dwelling to 4, from 3. The LHA has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for this property would remain as 3 spaces as per the existing demand, therefore the additional bedroom proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site. Parking sufficient to serve one parking space is available on frontage hard standing. There is also the possibility for on street parking to accommodate for any overspill generated by the proposal. On street parking is an existing practise in this location and there are no known highways safety or capacity concerns with this practise.

The Local Highway Authority does not consider that the 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 116), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services