WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	12 December 2022
LOCATION:	5 Joseph Walk, Shoreham-By-Sea, BN43 5PP
SUBJECT:	AWDM/1916/22 Alterations to change part of garage to garden room.
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 seeks alterations to part of garage to form a garden room. The site is located on Joseph Walk, an unadopted road – as such, these comments should be considered as advice only.

The proposed alterations will reduce the depth of the existing garage to 4.8m. It should be noted that this means the garage will fall short of the minimum depth for single-bay garages of 6m, as per Manual for Streets (MfS) guidance. Therefore, the LHA can no longer consider the garage for vehicular/cycle parking as it may be too small to accommodate a modern sized car. The LHA advises the applicant to ensure a depth of at least 6m is maintained for the existing garage.

Vehicular parking that may result from the loss of a parking space would have to be accommodated on-street. Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place on nearby roads prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the loss of parking provision would result in a detrimental highway safety impact nor give rise to a parking capacity issue in this location. However, 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.

However, as mentioned above, the LHA advises that the altered garage may be too small to accommodate a modern sized car, and a depth of 6m is recommended.

Kyran Schneider
West Sussex County Council – Planning Services