WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	9 December 2022
LOCATION:	107A Gardner Road Brighton BN41 1PN
SUBJECT:	AWDM/1420/22 Conversion of detached house to form 2 no. semi-detached houses including loft conversion (existing garage removed). More information received from Peter Barnett's email on 30th Nov 2022.
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 LHA has been re-consulted on this proposal following submission of Technical Note prepared by 'Reeves Transport Planning'. This response should be read in conjunction with highways response provided on 27/09/2022.

The potential parking overspill of 3 spaces is likely to be accommodated on street.

A parking beat survey was undertaken on Monday 7th November 2022 between 1:30 and 02:30am within the vicinity of the site and the neighbouring roads. There was total of 54 available spaces on Gardner Road, West Road and Westland Court. Gardner Road itself had 29 parking spaces on both sides of the road.

I note that the applicant has demonstrated a drawing within the Technical note demonstrating that 3 parking spaces out of which 2 a parallel parked bays, however this layout could result in vehicles blocking each other.

Based on the above assessment, there is capacity for the potential overspill parking to be accommodated on-street. Consequently, no highways concerns would be raised.

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

Anastasia Toleva
West Sussex County Council – Planning Services