WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	20 July 2021
LOCATION:	15 Edburton Gardens, Shoreham-By-Sea, BN43 5GR
SUBJECT:	AWDM/1059/21 Single Storey Rear/Side Extension with external steps and handrail, conversion of part of garage to shower/utility.
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.

This proposal is for the erection of a single-storey side/rear extension, part-conversion of garage to shower/utility and associated development. The site is located on Edburton Gardens, an unclassified residential road subject to a speed restriction of 30 mph.

The proposed works mainly include an enlarged kitchen/dining space. Considering this, the LHA does not anticipate that the proposal would give rise to a material intensification of movements to or from the site.

The existing garage will no longer be able to be used as a parking spaces following this development. The existing garage has approximate internal dimensions of 2.6m x 5.5m, which does not meet the minimum internal dimensions for single car garages of 3m x 6m set out in Manual for Streets (MfS). Therefore, the LHA does not consider the existing garage as parking provision, as it is likely only large enough for a small car to be parked inside. It is not unreasonable for the LHA to believe it may be being used for other purposes (e.g. storage).

Notwithstanding the above, the potential overspill parking from the loss of one garage is not anticipated to result in any highway safety or capacity issues. The site does benefit from an existing driveway with provision for one car parking space. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing arrangement is operating unsafely or that the proposal would exacerbate an existing safety concern.

In 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.

Kyran Schneider
West Sussex County Council – Planning Services