WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	4 April 2022
LOCATION:	29 Meadowview Road Lancing BN15 0HU
SUBJECT:	AWDM/0373/22 Single storey detached building in rear garden to provide ancillary accommodation to the main house.
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 proposed seeks to provide ancillary accommodation at 29 Meadowview Road.

No changes are proposed to the existing access and hard standing parking arrangements to 29 Meadowview Road which are provided via a dropped crossing onto Meadowview Road.

Given the 'annex' use of the building the Local Highways Authority treats such applications as an increase in habitable space (bedrooms) when assessing any parking demand increase.

While the existing floor plans of 29 Meadowview Road have not been provided, I can advise that a 3+ bed dwelling in a location such as this would be anticipated to attract a parking demand of 3 car parking spaces.

It seems that the existing driveway can accommodate parking for 1 vehicle. However this provision is serving the dwelling as existing. As above it is not anticipated that the proposed will generate any additional parking demand. As such the proposed is not anticipated to result in any significant implications with regard to on street car parking supply / demand.

Even if overspill parking was to be generated the Local Highways Authority can only raise an objection citing on street car parking pressure if the additional parking stress will result in an unacceptable highway safety implication or result in cumulative residual impacts upon the operation of the highway network. This is extremely difficult to substantiate for small quantities of additional parking demand in urban settings such as this. Any on street parking demand created will need to take place safely on street nearby in accordance with any existing Traffic Regulation Orders. The Local Planning Authority may wish to consider the amenity implications.

The Local Highways Authority does not anticipate that the proposed 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.

Jack Elliott
West Sussex County Council – Planning Services