WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	Highways, WSCC
DATE:	02/09/2025
LOCATION:	10 First Avenue, Worthing, BN14 9NJ
SUBJECT:	AWDM/0970/25 Demolition of existing detached garage, proposed single storey side extension.
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 the demolition of an existing detached garage and erection of a single-storey side extension. The site is located on First Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicle access arrangement. The LHA does not anticipate that the proposed development would give rise to a material intensification of use of the existing vehicle access point.

The proposals will result in the loss of an existing garage, and the proposed garage appears too small to accommodate a modern sized car, when measured against Manual for Streets (MfS) specifications. However, it is worth noting that the existing garage also appears too small to accommodate a modern sized car. As such, the proposals represent a like-for-like replacement in material terms. The existing driveway is to be retained with space for two off-street car parking spaces, as per the existing arrangement. As such, no concerns would be raised in this regard.

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

Kyran Schneider
West Sussex County Council – Planning Services