WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	20 August 2021
LOCATION:	Ash Croft 22 Elm Grove Lancing West Sussex
SUBJECT:	AWDM/1490/21 Remove existing pitched roof, additional second floor to existing two storey flatted building to create 2no. bed-sitting flats and 1no. one bedroom flat. Enlargement of existing bin store and cycle store (22 Ashcroft and 24 Elmcroft)
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 is for the addition of a second floor to existing two-storey flatted development, to create 2 bed-sit flats and 1 one-bedroom flat, with enlargement of existing bin and cycle stores. The site is located on Elm Grove, an un-classified road subject to a speed limit of 30mph.

The site currently comprises of 5 bed-sit flats and 1 one-bedroom flat, the proposal would see a total of 9 flats on site.

It appears from the proposed plans that the proposed additional flats would share the existing parking area for 6 cars. The WSCC parking standards would expect that a minimum of 9 parking spaces would be required for the total 9 flats on site. As such, the proposal could generate an overspill parking demand of 3 spaces. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The existing bin store is proposed to be enlarged to accommodate nine bikes and encourage sustainable transport methods.

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.

If the LPA are minded to approve the application, the following condition should be applied:

Condition

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Nicola Fry
West Sussex County Council – Planning Services