WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	Highways, WSCC
DATE:	04/02/2025
LOCATION:	Land Between 66 and 68 Ladydell Road, Worthing
SUBJECT:	AWDM/0059/25 Application to vary condition 1 (approved plans) of previously approved AWDM/0976/22. Amendment includes a new flat roof rear dormer and alterations to placement, materials and glazing of front dormer windows. ORIGINAL DESCRIPTION: Demolition of existing garage and construction of a detached two bedroom chalet property with associated parking and access.
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 Variation of Condition 1 of approved application AWDM/0976/22, to allow for amendments to the approved plans. WSCC in its role as Local Highway Authority (LHA) was consulted on application AWDM/0976/22, raising no highway safety concerns.

From inspection of the plans, the proposed amendments appear minor and are not anticipated to adversely impact highway safety. As such, no concerns would be raised to the variation of Condition 1. The LPA may wish to refer to the LHAs consultation response for application AWDM/0976/22, as the comments provided can be applied to the current set of plans. I do include an updated conclusion paragraph below to reflect the change in NPPF, as well as the conditions and informatives previously advised.

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.

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

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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.

Informatives
Residents Parking Permits in Controlled Parking Zones (CPZs)
The applicant and potential future occupiers of the development are advised that future tenants/homeowners may not be entitled to purchase Resident or Visitor Permits that entitle users to park on-street in the roads around the development site. Alternatively, Non-Resident permits may be available in some roads where capacity allows or some tenants/homeowners may have to join a waiting list before permits are issued. Eligibility for permits will be in accordance with existing WSCC parking policy and procedures. Tenants/homeowners are advised to contact the local District/Borough Parking Services Team for further clarification.

Further information and key questions and answers about how Controlled Parking Zones work can be found here: https://www.westsussex.gov.uk/roads-and-travel/parking/residents-parking-schemes/how-parking-schemes-work/

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services