WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	10 December 2020
LOCATION:	19 Orchard Avenue, Lancing, BN15 9EA
SUBJECT:	AWDM/1929/20 Single storey side/rear extension to replace existing garage and conservatory.
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.

Summary
This proposal is for the replacement of an existing garage and conservatory with a single storey side/rear extension. The site is located on Orchard Avenue, an unclassified residential road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Content
The applicant proposes to replace the existing conservatory/garage with an extension to provide additional living space and an extended garage. The LHA does not anticipate that this proposal would result in a material intensification of movements to or from the site.

The LHA does note that the proposed garage has approximate internal dimensions of 2.6m x 9.4m. Whilst the width of the garage falls short of the minimum specifications for single car garages of 3m, the LHA acknowledges that the garage is restricted by the site boundary. The LHA appreciates that the proposed garage will be larger than that of the existing, allowing for the parking of one car and storage of cycles.

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.

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