WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC – Highways Authority
DATE:	5 July 2024
LOCATION:	29 Beach Green, Shoreham-By-Sea, BN43 5YE
SUBJECT:	AWDM/0799/24 Two storey extensions to front and rear of the property, plus first floor side extension over the existing garage, to form two storey property with hipped roof and raised ridge; rear dormer with juliet balcony; and single storey rear extension.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for a two-storey extension to the front and rear of the property, plus first floor side extension over the existing garage, to form a two-storey property with hipped roof and raised ridge; rear dormer with Juliet balcony; and single storey rear extension. The site is located on Beach Green, a C-classified road subject to a speed restriction of 30mph in this location.

The LHA previously provided consultation advice for this site for application AWDM/2000/20, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The current single-bay garage will become smaller as part of the proposal. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1-2 cars.

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

Liz Corcoran
West Sussex County Council – Planning Services