WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	25 May 2021
LOCATION:	117 - 119 Sompting Road Lancing West Sussex BN15 9LG
SUBJECT:	AWDM/0791/21 Separation of existing single storey rear extension to facilitate use as a separate dwelling (resubmission of AWDM/0454/17)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	n/

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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted on Highways Matters for this location under planning application AWDM/0454/17 which sought approval for separation of existing single-storey rear extension to facilitate use as a separate dwelling unit (re-submission of AWDM/1106/16). No highways objections were raised, and this application was granted planning permission.

This proposal is resubmission of AWDM/0454/17 and seeks approval for separation of existing single storey rear extension to facilitate use as a separate dwelling. The proposal will result in 1 x 2 bedroom and 1 x 3 bedroom dwellings across the first and second floor.

The site is located on the corner plot between Sompting Road (C-class road) and Leconfield Road (unclassified road) both subject to 30mph speed limit.

There is no access or parking associated with this development and this appears to be the existing arrangement.. Data supplied to WSCC by Sussex Police over a period of the past five years, reveals no recorded injury accidents within the vicinity of the site, therefore there is no evidence to suggest that the subdivision of the property would exacerbate an existing safety concern.

This proposal is not anticipated to result in a material intensification of use.

A nil car parking provision is proposed for resultant dwelling. 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 nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking.

In order to encourage an alternative transport methods, the Local Highway Authority recommend that secure and covered cycle storage is provided. A suitably worded condition is included below if the Local Planning Authority considers cycle parking achievable.

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.

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.

Anastasia Toleva
West Sussex County Council – Planning Services