WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	Highways, WSCC
DATE:	06/05/2025
LOCATION:	118 Balcombe Avenue, Worthing, BN14 7RR
SUBJECT:	AWDM/0478/25 Single storey rear extension, two storey side extension (following demolition of garage, rear lean-to and conservatory); loft conversion comprising rear dormer with Juliet balcony and front rooflights.
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 erection of a single-storey rear extension, two-storey side extension and loft conversion, following demolition of existing garage, rear lean-to and conservatory. The site is located on Balcombe Avenue, an unclassified road subject to a speed restriction of 30 mph.

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

The existing garage is to be demolished and replaced with a larger garage encompassing much of the northern elevation of the existing dwelling, and reducing the length of the existing driveway. Having reviewed the plans, the proposed garage is large enough to accommodate one car parking space (using Manual for Streets specifications of 3m x 6m), although I appreciate that this could accommodate two smaller sized cars parked in tandem. The remaining driveway will be too small to accommodate a car parking space (using Manual for Streets specifications of 2.4m x 4.8m), as a car parked here may overhang into the footway.

As such, any displaced cars would have to be accommodated on-street. The LHA does not anticipate that this would lead to a highway safety concern or parking capacity issue, given the small-scale nature of this application. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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.

Kyran Schneider
West Sussex County Council – Planning Services