# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing Councils<br>FAO: Peter Barnett |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 19 May 2023 |
| **LOCATION:** | 1-3 Underdown Road Brighton BN42 4HN |
| **SUBJECT:** | AWDM/0651/23<br>Conversion of single dwelling house into 2no. houses. |
| **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 is for the conversion of single dwelling into two dwellings - 1 x 2 bedroom dwelling and 1 x 3 bedroom dwelling. The site is located on Underdown Road, a unclassified road subject to a speed limit of 30mph. The site is currently accessed via existing vehicular crossover on Cross Road, a B-classified road subject to speed limit of 30mph.

No alterations to the existing VCO are proposed. From inspection of local mapping, only one of the existing car parking spaces is served by a dropped kerb, and the LHA requests that the existing dropped kerb be widened to facilitate access to the additional two car parking spaces. This would be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The existing parking area appears to provide off-street parking for at least 3 vehicles. It is unclear from the proposed plans how many of the existing parking spaces will be allocated to each proposed dwelling. Details of this can be secured via condition. The WSCC parking demand calculator would expect a minimum of 4 parking spaces (2 per dwelling) to be provided. However, there appears to be space for any overspill parking to be accommodated on street in this location. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

Secure and covered cycle storage has not been demonstrated on the proposed plans. The LHA would request that cycle storage be provided for each dwelling to encourage sustainable transport methods and reduce reliance upon the private car. Details of this can be secured via condition.

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

If the LPA are minded to approve the application, the following conditions should be applied:

Conditions

*Car parking space (details required)*

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. 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.

Informative

*Works within the Highway (Access widening) – Area Office Team*

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

**Nicola Fry**
**West Sussex County Council – Planning Services**