WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	30 March 2020
LOCATION:	26 Windlesham Road Shoreham-By-Sea BN43 5AE
SUBJECT:	AWDM/0283/20 Demolition of existing garage and rear extension. Proposed two-storey side and rear extension with matching roof height, to east and north elevations, rear dormer to north roof slope, single-storey front extension with porch and single-storey rear extension. Alterations to fenestration on east elevation.
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 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 is for demolition of the existing garage and extension to the existing dwelling. The site is located and accessed via Windlesham Road which is an unclassified road subject to 30mph speed restrictions.

There are no proposed alterations to the existing access arrangements. Data supplied to WSCC by Sussex Police over the period of the past five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

In principle, we would not foresee any issues with this proposal in terms of capacity. A number of dwellings are already served from the Windlesham Road and whilst a small rise in vehicle activities may occur, it is considered unlikely that any adverse impacts will result from this proposal.

The proposed demolition of the existing garage may result in a loss of parking space. Local mapping indicates that the existing driveway can accommodate 1 parking space. The design and access document states that the site frontage is to be re-arranged in order to accommodate 2 parking spaces. Details of this have not been demonstrated. The proposed extension will result in two additional bedrooms, resulting in total of five bedroom dwelling. The WSCC Car Parking Demand Calculator (PDC) would expect 3 parking spaces to be provided for a 4+ bedroom dwelling on this location. While some overspill parking may occur, it is not anticipated that this

would be detriment to highway safety in this location. The LPA, however, may wish to consider the potential implications on on-street parking from an amenity perspective.

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.

Anastasia Toleva
West Sussex County Council – Planning Services