WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	Highways, WSCC
DATE:	04/08/2025
LOCATION:	6 Morland Avenue, Worthing, BN14 8PX
SUBJECT:	AWDM/0911/25 Demolition of existing garage and replacement with a single storey outbuilding.
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 demolition of existing garage and replacement with a single-storey outbuilding. The site is located on Morland Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicle access arrangement. The proposed use as a gym/garden room is not anticipated to give rise to a material intensification of use of the existing access.

An existing garage will be lost as part of the proposals. However, the existing driveway is to be retained with space for approximately three car parking spaces, and this would be considered suitable to serve the site.

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