WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	WSCC – Highways Authority
DATE:	23 April 2024
LOCATION:	25 Belsize Road, Worthing
SUBJECT:	AWDM/0500/24 Conversion from 2 flats back into single dwelling as originally built.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This proposal is for the conversion from 2 flats back into single dwelling as originally built. The site is located on Belsize Road, an unclassified road subject to a speed restriction of 30 mph.

The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. Existing access and parking arrangements will be unaffected by the proposals.

The applicant proposes two car parking spaces for this development on the driveway as per the existing arrangements. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. However, from inspection of WSCC mapping, there appears to be sufficient space on the existing driveway to provide an additional car parking space.

No details of cycle parking provision have been provided. Cycling is a viable option in the area and the LHA would request that secure cycle parking provision be provided in accordance with WSCC Parking Standards.

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

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

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.

Liz Corcoran
West Sussex County Council – Planning Services