WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	10 January 2022
LOCATION:	1 Shingle Road Shoreham-By-Sea BN43 5RH
SUBJECT:	AWDM/1932/21 Demolition of conservatory and erection of single storey extensions and single storey detached workshop.
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 demolition of conservatory and garage/workshop and erection of single storey orangery and studio, and single storey detached workshop. The site is located on Shingle Road, an un-classified road subject to a speed limit of 30mph.

The proposed demolition of the existing garage/workshop has the potential to result in the loss of two parking spaces. The existing hardstanding parking area will be retained. The LHA would not raise any highway safety concerns to the proposed orangery, studio or workshop, which are not anticipated to generate an increase in parking demand.

The proposed parking area will be provided with double gates which open inwards of the site to enable a vehicle to wait clear of the highway whilst the gates are in operation, however the presence of the gates does limit the available parking provision over the existing un-gated arrangement. On-street parking is available in the vicinity of the site, however the LPA may wish to consider the potential impacts of overspill parking from an amenity point of view.

The proposed plans indicate that the existing low-level wall will be retained, with a 1.8m close boarded fence erected to the rear of the wall. There would be some benefit to reducing the height of the proposed fence for two metres either side of the proposed access to ensure pedestrian visibility splays. The proposed fence and workshop to the north of the site will not impact upon vehicular visibility at the junction of Meadway and Shingle Road.

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.

Nicola Fry
West Sussex County Council – Planning Services