WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	25 August 2021
LOCATION:	1 Adur Road Shoreham-By-Sea BN43 5NP
SUBJECT:	AWDM/1516/21 Extension into the roof space with hip to gable roof extension, 3no, pitched roof dormers with cedar cladding to front and rear dormer with Juliet balcony; side and rear extension.
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 extension into the pitches roof space with hip to gable roof extension, 3 pitched roof dormer and Juliet balcony, side and rear extension. The site is located on Adur Road an un-classified road subject to a speed limit of 30mph.

The application does not propose to alter the existing site access arrangements and the proposal is not anticipated to result in a material intensification of use of the existing site access.

The WSCC car parking demand calculator expects that a minimum of two parking spaces are provided for a dwelling of this size and location. The proposal will result in the demolition of the existing garage and the construction of an integral garage within the proposed front and side extension. One external driveway parking space will also be lost as result of the proposal and one external parking space will be retained; as such a provision of 1.5 spaces is proposed.

However, the proposed garage does not meet minimum specifications of 3 x 6m *internally* as set out in Manual for Streets and as such cannot be counted as 0.5 of a parking space as per the WSCC parking standards. The LHA therefore considers that the proposal provides a parking provision of 1 space. The applicant is advised to consider increasing the proposed garage footprint to meet the minimum *internal* specifications. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision; however the Planning Authority may wish to consider the potential impacts of this development on on-street car parking. Due to the substandard sized garage, cycle storage within the garage would not be possible. As such, the applicant should ensure that sufficient secure and cycle storage space is provided elsewhere; 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 and informative should be applied:

Conditions
Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. 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.

Nicola Fry
West Sussex County Council – Planning Services