WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC - Highways Authority
DATE:	10 October 2023
LOCATION:	93 Princess Avenue, Worthing, BN13 1AS
SUBJECT:	AWDM/1345/23 Demolition of garage and construction of single storey extension linked to existing.
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 existing garage and construction of a single-storey extension linked to existing dwelling. The site is located on Princess Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate that the proposed development would give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). The LHA would not consider the existing garage for parking provision, as it is unlikely to be of suitable size to accommodate a modern sized car. Notwithstanding this, an existing driveway is to be retained with provision for 2-3 cars, which is considered sufficient to serve the dwelling.

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

Kyran Schneider
West Sussex County Council – Planning Services