WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	27 August 2024
LOCATION:	19 Mile Oak Road, Brighton, BN42 4QF
SUBJECT:	AWDM/0823/24 Garden building to be used as an annexe with kitchen, bathroom and bedroom and 1.8m high close boarded fence on Mile Oak Crescent boundary. (Revised).
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 a garden building to be used as an annexe with kitchen, bathroom, and bedroom and 1.8m high close boarded fence on Mile Oak Crescent boundary. The site is located on Mile Oak Road, a C-classified road subject to a speed restriction of 30 mph.

No vehicular parking is to be provided for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least one car parking space. As such, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA would not anticipate that the nil car parking provision would lead to a highway safety concern or parking capacity issues in this location, but the LPA may wish to consider the potential amenity impacts.

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.

Liz Corcoran
West Sussex County Council – Planning Services