WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC – Highways Authority
DATE:	20 November 2024
LOCATION:	2 The Orchard, Shoreham-By-Sea, BN43 6JP
SUBJECT:	AWDM/1431/24 Conversion of existing garage to a home office with shower room/dark room, including raising of the roof.
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 of existing garage to a home office with shower room/dark room, including raising of the roof. The site is located on The Orchard, a private road, consequently these comments are for your advice only. The Orchard adjoins the public highway at Juniper Walk Service Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to 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, a driveway with sufficient space for several cars is being retained. As such, no concerns are raised regarding loss of existing parking provision.

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