WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	15 February 2021
LOCATION:	Manor Cottage, 89 Cokeham Lane, Sompting, BN15 9SJ
SUBJECT:	AWDM/0128/21 Detached pitched roof garage in rear garden
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 which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the demolition of an existing garage and erection of a new garage. The site is located on Cokeham Lane, an unclassified road subject to a speed limit of 30 mph.

From inspection of the plans, the proposed garage falls slightly short of the minimum internal specifications for double-car garages as set out in Manual for Streets (MfS). MfS specifications set out a minimum internal size of 6m x 6m, whereas the internal dimensions of the proposed garage appear to be approximately 5.7m x 11.7m.

Therefore, the LHA advises the applicant to widen the proposed garage to at least 6m, to be considered for parking provision. Notwithstanding this, the LHA acknowledges that the proposed garage is considerably larger than that of the existing.

The LHA does not anticipate an intensification of movements to or from the site following this development. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

In 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 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services