WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC - Highways Authority
DATE:	9 August 2023
LOCATION:	46 Downland Avenue Brighton BN42 4RG
SUBJECT:	AWDM/1018/23 Proposed roof conversion with hip to gable roof extension, front and rear dormers; Detached self contained annexe building to replace existing garage.
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.

Summary
The proposal seeks to provide a roof conversion at the existing dwelling at 46 Downland Avenue, providing an additional 3 bedrooms over the existing arrangement. The proposal also includes the replacement of the existing garage to a self contained annexe building. There are no proposed access alterations associated with this proposal.

Access and Parking
The existing garage is served via a shared driveway with no 48 Downland Avenue. The driveway is a single width vehicular crossover leading to two garages, one for each property. The garages are set back approx 20m from the highway. It is unknown from the documentation provided whether this access is used for parking or if there is an agreement with the neighbouring property on the use of this hardstanding. There is space within this route to accommodate a number of vehicles but this would ultimately prevent access to both garages.

The proposal would see the loss of a single garage space. It is unclear if this was/is used for parking at present however the access to the garage appears narrow and may be undesirable or unfit for use for some vehicles.
The WSCC parking demand calculator outlines hat 3 parking spaces would be sufficient to serve a dwelling of this size in the Hillside ward. On a worst case scenario where the annexe is not used in conjunction with the host dwelling, this is thought to generate the requirement for an additional two parking spaces.
No parking has been proposed within the associated submitted documentation. Therefore it is anticipated that parking provisions will be made up via on street parking provisions. There are no highways safety concerns with the practise of on street parking and it appears an existing arrangement along Downland Avenue and adjoining roads. There are no personal accidents or injury claims recorded within close proximity of the site to flag an existing concern with this practise. The Local Planning Authority may wish to consider the impact of this overspill parking from an amenity perspective however this is not a consideration for the Highways Authority.

Secure and covered cycle parking is proposed to the rear of the proposed annexe and is advised to be sealed via planning condition to ensure sustainable alternatives to the use of a car.

Sustainability
The site is located within a residential area of Shoreham, it is served with linked and street lit footways which connect to various public transport links for travel further afield. Shops and amenities are situated a short walk/cycle from the site. Regular bus services run from the nearby A270 to Rottingdean and Southwick. Southwick railway station is also a 6minute cycle from the site which allows sustainable transportation further afield.

Conclusion
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

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.

Jodie Wilkes
West Sussex County Council – Planning Services