WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Maria O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	7 February 2024
LOCATION:	29 Albert Road, Southwick, West Sussex, BN42 4GE
SUBJECT:	AWDM/0127/24 Annexe in rear garden for family member
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal is for the creation of an annexe in rear garden of 29 Albert Road, to serve a family member who currently resides at the property. Albert Road is a D classified road subject to 30mph speed restrictions. The property has no allocated parking and any demand is to be made up on street. The proposal does not change the existing parking arrangements.

The proposal would not be anticipated to generate a severe material increase in movements over that currently generated by the property. The exact scale of the dwelling is unknown in terms of number of rooms at the host dwelling however a single additional room would not be considered to cause a detriment in terms of capacity. The WSCC Parking Demand Calculator outlines that a single additional space would be required to serve the annexe.

The LHA are unaware of any existing parking pressures within the vicinity of the site. The LPA may wish to observe this from an amenity perspective when considering the application.

The site is located within a sustainable location, within reasonable walking distance of local shops and amenities and within commuting distance of rail and bus services which may seek to mitigate the nil parking provisions.

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 115), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services