WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	11 March 2024
LOCATION:	61 Chester Avenue, Lancing, West Sussex, BN15 8PG
SUBJECT:	AWDM/0217/24 REMOVE EXISTING GARAGE AND REPLACE WITH SINGLE STOREY REAR EXTENSION, HIP TO GABLE ROOF EXTENSION, REAR FLAT ROOF DORMER, FRONT ROOF LIGHTS.
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.

Summary
The site is located on Chester Avenue Lancing. Chester Avenue is a residential road sunbect to 30mph speed restrictions.

The existing property is a 1 bed bungalow with a diner, conservatory and lounge. The proposed dwelling will take the form of a 2 storey 5 bed dwelling with a study diner and lounge. The proposal will see the loss of the garage positioned to the rear of the dwelling, the hardstanding will however be retained as is.

Access and Parking
The existing access is proposed to be retained with no alterations shown. This has functioned for some time with no known highways accidents or personal injury claims to flag an existing concern with its use.

The application form outlines that there will be no change to parking provision as a result of the proposal. This alludes to the fact the garage may not be in use currently for vehicle storage. From consulting the WSCC Parking Demand Calculator, the LHA advise that the proposal would generate the requirement for 3 parking spaces to serve a dwelling of this size in this location. It appears that this can be accommodated for within the associated hardstanding. Any overspill generated could be made up via on street parking which appears to be an existing practise in Chester Avenue.

There are no known parking capacity concerns within the vicinity of the site. The LPA may wish to look into this when considering the application.

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

Jodie Wilkes
West Sussex County Council – Planning Services