WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	06/02/2019
LOCATION:	49 Longshore Drive, Shoreham-by-Sea, West Sussex
SUBJECT:	AWDM/0088/19 Conversion of existing integral garage to bedroom and study
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 Planning Services 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 conversion of existing integral garage to bedroom and study ancillary to existing dwelling. The site is located on Longshore Drive, a currently un-adopted, privately maintained road. Consequently these comments are for your advice only. The nearest publically maintained road is at the junction with Upper Shoreham Road, a C-classified road subject to a speed limit of 30mph.

The site benefits from an existing access onto Longshore Drive, no alterations to the existing access are proposed. Visibility at the junction with Upper Shoreham road appears sufficient for the anticipated road speeds. The proposed conversion of the garage is not anticipated to result in a material intensification of use of the existing junction onto Upper Shoreham Road.

The proposal will result in the loss of one parking space for the dwelling. There appears to be space on the site frontage for at least one vehicle to park, any overspill parking could be accommodated on street. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected by this proposal. However, the LPA may wish to consider the potential impact of additional on-street parking from an amenity point of view.

Conclusion

The Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact 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.

Nicola Fry
West Sussex County Council – Planning Services