# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing Councils<br>FAO: Eve Hearsey |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 8 March 2022 |
| **LOCATION:** | 12 Rosemary Drive, Shoreham-By-Sea, West Sussex, BN43 6HT |
| **SUBJECT:** | AWDM/0301/22<br>Single storey side extension. |
| **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 proposed seeks the demolition of an existing garage and erection of a single storey side extension at 12 Rosemary Drive, Shoreham-By-Sea.

A 3 / 4 bed dwelling in this location would be anticipated to attract a demand of 3 car parking spaces.

I note that the existing garage scales to 2.7 x 5.5 metres. Current WSCC standards require garage spaces to measure a minimum of 3 x 6 metres, and even then, are only counted as 0.5 of an allocated parking space. Given the size of the existing garage an argument could be formulated that the proposed does not result in the loss of a suitably sized car parking space.

A frontage hardstanding car parking space is to be retained with no changes to the access arrangements proposed.

The garage would have provided a cycle parking provision, if considered reasonable it would be beneficial if a replacement cycle parking provision could be provided, the details of which could be secured via a suitably worded planning condition. Any such provision should be secure and covered.

On balance the Local Highways Authority does not consider that the proposal would have and 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 111), and that there are no transport grounds to resist the proposal.

**Ian Hayward**
**West Sussex County Council – Planning Services**