WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	5 July 2021
LOCATION:	36 Finches Close Lancing West Sussex BN15 8PP
SUBJECT:	AWDM/1146/21 Single storey side/rear extension (existing garage removed)
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 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 Strategic Planning 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.

The proposed seeks a single storey side/rear extension with existing garage to be removed at 36 Finches Close, Lancing.

While the existing garage is to be removed it does not meet current recommended minimum space requirements for a garage, as such difficult to consider this as the loss of an allocated parking space.

Based on the plans provided it seems that 2 off street tandem spaces will be retained. This would be considered a suitable quantum of spaces for a dwelling of this size in this location.

Given the garage would have provided the opportunity for cycle storage it would be beneficial if the Local Planning Authority could secure a replacement cycle store as part of this development.

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 109), and that there are no transport grounds to resist the proposal.

Ian Hayward
West Sussex County Council – Planning Services