WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O' Keefe
FROM:	WSCC - Highways Authority
DATE:	8 December 2023
LOCATION:	39 Alinora Crescent, Worthing, West Sussex, BN12 4JA
SUBJECT:	AWDM/1590/23 Proposed Front / Rear Extensions and Garage Conversion to habitable room
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 front and rear extensions to 39 Alinora Crescent, Worthing and includes the conversion of existing garage to habitable living space.

From observation of the submitted plans, the proposal reduces frontage hardstanding by 1.2m through the proposed front extension. This leaves approximately 4.9m between back of publicly maintained highway and dwelling, it is anticipated this would still be a workable arrangement as WSCC standards for parking space dimensions are 2.4m x 4.8m. The applicant should be advised that vehicles are not permitted to overhang onto the Publicly Maintained Highway (footway) Section 137 Highways Act 1980 (wilful obstruction of the free passage along a highway) which is enforceable by Sussex Police.

In the event that vehicles would overspill onto the highway through the reduction of the garage space and hardstanding, the existing practise along Alinora Crescent is on-street parking which appears to operate with no known highways safety concerns. There are no known capacity issues with the on street parking arrangement in this location, the LPA may wish to consider this impact of overspill parking from an Amenity perspective.

No changes are proposed for the access onto the property.

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

Jodie Wilkes
West Sussex County Council – Planning Services