WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	25 August 2021
LOCATION:	1 Riverside Brighton BN42 4AW
SUBJECT:	AWDM/1492/21 Proposed Change of Use of an office (Use Class B1a) to form 1no. residential unit (Use Class C3) at lower ground floor level.
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.

This application is for the change of use of an office to form one residential dwelling at lower ground floor level. The site is located on Riverside, a privately maintained road, consequently these comments are for advice only. The nearest publicly maintained highway is at the junction with Albion Street, an A-classified road subject to a speed limit of 30mph.

The application form indicates that the proposed dwelling will be provided with one parking space, however the plans do not demonstrate where this space will be located. The Planning Statement indicates that the dwelling would be eligible for a parking permit from the Port Authority; however, no further details have been supplied as to the location of permit parking spaces - the LPA should be satisfied that parking is available for the proposal, or consider the potential impacts of this proposal on on-street parking from an amenity point of view. 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 through the proposed car parking provision. The LHA acknowledge the sustainable location of the proposed dwelling, in proximity to local shops and services, including bus stops and Southwick train station. The LHA would advise that secure and covered cycle storage be secured via condition, if the LPA consider that this is viable.

Conclusion
The LHA does not consider that this proposal would have 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.

If the LPA are minded to approve the application, a condition securing car and cycle parking may be appropriate.

Nicola Fry
West Sussex County Council – Planning Services