WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	16 March 2021
LOCATION:	66 Shadwells Road Lancing BN15 9EW
SUBJECT:	AWDM/0292/21 Detached annex at rear of garden for full time live in carer.
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 Local Development 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This proposal is for detached annex at rear of garden for full time live in carer. The site is located on Shadwells Road which is an unclassified road subject to 30mph speed limit.

This proposal does not include alterations to the existing access onto Shadwells Road. Data supplied to WSCC by Sussex Police over period of the past five years reveals no recorded injury accidents within the vicinity of the site, therefore there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The proposed ancillary dwelling with be associated with the main dwelling, therefore the proposal is not anticipated to result in a material intensification of movements.

Nil parking provision is proposed for the new annex. The WSCC Car Parking Calculator would expect 1 parking space to be provided for dwelling of this size and location. The potenitial shortfall of one space is not anticipated to result in a highway safety issued given that there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. The LPA may wish to consider any implication from amenity perspective.

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

Anastasia Toleva
West Sussex County Council – Planning Services