WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	22/01/2019
LOCATION:	27, Kings Walk, Shoreham-by-Sea, BN43 5LG
SUBJECT:	AWDM/1885/18 Conversion of existing garage into annexe. Front extension to existing garage and enlaragement of existing terrace to south and west elevations. Timber cladding to first floor elevations. Proposed infill extension to north-west corner and new first floor rear extension.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A See below for breakdown.

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 Planning Services 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 site is accessed from Kings Walk, an unclassified road with a width restriction and a speed limit of 30mph in this location.

Access

The applicant proposes to close off the existing access in the south-west corner of the site. This is preferred by the Local Highway Authority (LHA) as the access does not have a dropped kerb.

Parking

The applicant shows 2 vehicles on the plan. From approximate measurements of the frontage, the LHA would anticipate that there would be sufficient space to accommodate 2 vehicles.

Sustainability

The site is approximately a 5 minute walk from a bus stop and a 15 minute walk to Shoreham high street where local shops and amenities are located. The site is approximately a 20 minute walk from Shoreham-by-Sea train station. As the site is in a sustainable location the applicant should provide secure and covered cycle storage to promote sustainable transport modes.

Conclusion

The LHA would not anticipate the proposal to have a 'severe' impact on the highway and there are no transport grounds to resist the proposal. If the Local Planning Authority are minded to approve the application the LHA would recommend the following conditions are secured:

Car parking space

The car parking must be constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking

The covered and secure cycle parking spaces must be provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Jayne Colbert
West Sussex County Council – Planning Services