WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	14 December 2021
LOCATION:	28 Hawkins Road, Shoreham-By-Sea, BN43 6TH
SUBJECT:	AWDM/2148/21 Garage conversion and extensions to front and rear to form a self contained annex.
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 conversion of a garage and added extensions to front and back to form a single storey self contained annex. The site is located on Hawkins Road which is an unclassified publicly maintained road with a speed limit of 30mph.

No alterations to the site access are being proposed onto Hawkins Road.

The proposal will result in a loss of 1 garage parking space however the driveway appears to provide at least 4 external parking spaces. The proposed alterations to the dwelling will add an additional bedroom, as such there is the potential to generate additional parking demand and some overspill parking may occur. The LHA would not raise any highway safety concerns to this proposal, however the LPA may wish to consider the potential for overspill parking on-street from an amenity point of view.

The loss of the garage space may result in the loss of cycle storage provision for the dwelling, as such the LPA may wish to secure alternative secure and covered cycle storage provision via condition.

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.

Jack Elliott
West Sussex County Council – Planning Services