WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Gary Peck
FROM:	Highways, WSCC
DATE:	14th May 2018
LOCATION:	Garage Block, Britannia House, High Street, Shoreham-by-Sea, West Sussex
SUBJECT:	AWDM/0402/18 Application for material change of use of approved AWDM/0091/17 to provide 7no. studio rooms, in lieu of the communal kitchen area. House of Multiple Occupation Sui generis
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
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 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.

West Sussex County Council, as the Local Highway Authority (LHA), was consulted previously on Highway Matters for this location under AWDM/0091/17 for amendments to approved AWDM/0606/15 (6 x studio flats), to which no objections were raised.

The current application is to provide kitchenettes in each studio room thereby allowing for the creation of an additional studio room in place of the communal kitchen, providing a total of 7 x studio rooms, with a possible use of not only student accommodation but as House in Multiple Occupation (HMO).

Application AWDM/1306/17 was for removal of allocated parking to allow the permitted 4 x garages to be used by others. The addition of a further studio room without allocated parking in this location is not anticipated to cause a highway safety concern considering that nearby junction protection and parking restrictions prohibit parking in locations that would be detrimental to highway safety. Furthermore the LHA appreciate the sustainable location of the site with regard to proximity to services, amenities and public passenger transport.

No highway safety or capacity grounds to resist the application.

Katie Kurek
West Sussex County Council – Planning Services