WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	19 May 2023
LOCATION:	48 Church Green, Shoreham-By-Sea, BN43 6JQ
SUBJECT:	AWDM/0328/23 Proposed conversion of garage, single storey side extension and roof conversion with rear dormer and front rooflights.
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 garage and roof and erection of single-storey side extension. The site is located on Church Green, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangements. The proposed works are not anticipated to give rise to a material intensification of use of the existing access.

The proposed works will result in the loss of an existing single-bay garage. However, it should be noted that the existing garage does not meet the minimum specifications for single-bay garages of 3m x 6m as set out in Manual for Streets (MfS). Therefore, the LHA does not consider the garage for parking provision, as it may not be large enough to accommodate a modern sized car. It is not unreasonable for the LHA to assume it may be being used for other purposes, such as storage.

Considering the above, no concerns are raised regarding loss of existing parking provision. The site does benefit from an existing driveway fronting the property, which is of sufficient size for at least two car parking spaces.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services