WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	18 October 2019
LOCATION:	117 Grinstead Lane Lancing BN15 9DR
SUBJECT:	AWDM/1511/19 Variation of Condition 3 of Approved AWDM/1296/17 to allow use of outbuilding (formerly 3D pregnancy scanning) for ancillary residential purposes (games room/den/exercise room).
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 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.

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

West Sussex County Council was consulted previously on Highway Matters for this location under planning application AWDM/1296/17 and AWDM/1400/16 which sought the erection of an outbuilding at 117 Grinstead Lane for the purposes of 3D pregnancy scanning and subsequent changes to operating hours. No highways concerns were raised and consent was granted by the Local Planning Authority.

The proposed seeks to the variation of Condition 3 of AWDM/1296/17 to allow use of outbuilding (formerly 3D pregnancy scanning) for ancillary residential purposes (games room/den/exercise room).

Given the proposed use would be considered less intensive in trip generation and parking terms, the Local Highways Authority does not consider that the proposed would have and 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.

Ian Hayward
West Sussex County Council – Planning Services