WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	26 May 2022
LOCATION:	124 Crabtree Lane Lancing BN15 9PW
SUBJECT:	AWDM/0803/22 Conversion and extension of garage to form family 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 and extension of garage to form annexe. The site is located on Crabtree Lane, a C-classified road subject to a speed limit of 30mph.

The proposal will result in the loss of one garage parking space for the existing dwelling and one additional bedroom. The existing external parking spaces to the site frontage are proposed to be retained. There appears to be sufficient parking provision on site for vehicles associated with the dwelling to park. Any overspill parking could be accommodated on-street and the LHA would not raise any highway safety concerns to overspill parking on street in this location. The LPA may wish to consider the potential impacts of overspill parking from an amenity point of view.

The loss of the garage may result in the loss of secure and covered cycle storage for the existing dwelling - the LPA may wish to condition replacement cycle storage provision if not available elsewhere on site already.

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.

Nicola Fry
West Sussex County Council – Planning Services