WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	WSCC - Highways Authority
DATE:	5 December 2023
LOCATION:	8 Bruce Way Worthing West Sussex BN11 5JX
SUBJECT:	AWDM/1304/23 Proposed rear single storey extension, alterations to convert garage building into a summer house and rooms in roof consisting of hip to gable, rear dormer and front roof lights.
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.

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

The site is located along Bruce Way, a residential D class road in Worthing. The proposal seeks to extend the rear of the property and convert the existing garage to a summer house.

The existing garage building dimensions and proposed summerhouse dimensions have not been stated within the plans or documentation. It is unclear whether the garage in its current format would be of sufficient dimensions to accommodate a vehicle, however the application form outlines that there is no change in parking provision at the site as a result of the proposal. Outlining that the space may not currently be in use regardless.

The property is currently served with a hardstanding area in the rear garden which is proposed to be retained, this is sufficient to serve a single average size vehicle. It is anticipated that there would be no changes to this area however it has not been confirmed within associated documentation.

There are no known highways safety concerns with the existing vehicular access onto the highway and therefore it is not considered that the proposal would have a detrimental impact on the publicly maintained highway.

Considering the nature of the proposed and nil parking difference, it would not be anticipated to give rise to a severe material increase in parking demand to the site. On street parking is an existing practise along Bruce Way and nearby George V Avenue which is a viable option for any overspill parking that may be generated. Alternative sustainable means of travel exist within close proximity of the site, including Durrington-on- Sea Railway station and regular bus services operating along the A259. Shops and

amenities are within walking distance of Bruce Way and served with linked and streetlit footways, alleviating the reliance on the use of a car for Shorter journeys.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services