WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Amanda Haslett
FROM:	WSCC – Highways Authority
DATE:	22 August 2024
LOCATION:	16 Chancton Close, Worthing, BN11 5JS
SUBJECT:	AWDM/0847/24 Non Material amendment to approved AWDM/2064/21 - To erect a single skin garage/storage to the side in replace of the approved extension, with double doors to the front, single door to the rear, painted render and cement tiles to match the house, and 2no roof lights.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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 proposal is for a single skin garage/storage to the side of the dwelling to replace the approved extension, with double doors to the front and single door to the rear. The site is accessed via Chancton Close, a residential D class road subject to 30mph speed restrictions. From observation of the most recently recorded accident data for a 5 year period, supplied to WSCC by Sussex Police, there appears to have been no registered injury/accidents at the point of access to the site.

No changes are proposed to the existing access onto the highway.
It is unclear how many bedrooms are within the dwelling currently and therefore difficult to assess the parking demand for the property. The proposed garage is below standard to be considered a parking provision to serve the dwelling- 3m x 6m is considered sufficient to serve an average sized vehicle. There is insufficient width therefore to accommodate for this in the space available. There also appears insufficient space within the frontage to facilitate a parking provision currently. Therefore, it is assumed that the existing parking practises will be required to continue. On street parking is an existing practise within Chancton Close and would be anticipated to continue for any overspill/visitor parking should this occur.

The site is sustainably located with linked and lit pedestrian footways leading a short walk to West Worthing railway station. Cycle Storage could be accommodated for within the associated garage and offers a sustainable alternative to the use of a car.

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 115), and there are no known transport grounds to resist the proposal

Jodie Wilkes
West Sussex County Council – Planning Services