WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	Highways, WSCC
DATE:	31/07/2024
LOCATION:	Parkview House, 7 Madeira Avenue, Worthing, BN11 2AT
SUBJECT:	AWDM/0898/24 Conversion of existing annexe/studio into separate 1 bedroom flat with additional window to northern elevation.
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 seeks the conversion of an existing annexe/studio to a separate one-bedroom flat. The site is located on Madeira Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular/pedestrian access arrangements. The LHA does not anticipate that the proposed conversion to flat would give rise to a material intensification of movements to or from the site.

Hardstanding with space for two off-street parking spaces is to be retained for this development, to be shared with both the proposed and host dwellings. Using the WSCC Car Parking Demand Calculator, the anticipated parking demand for both dwellings would be four car parking spaces. Therefore, any overspill parking associated with this site would have to be accommodated on-street, as per the existing arrangement. The LHA does not anticipate that this would lead to a highway safety concern, but the LPA may wish to consider the potential amenity impacts.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities and public transport links. The plans demonstrate secure bicycle storage for one bicycle, in accordance with WSCC Parking Standards.

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

Kyran Schneider
West Sussex County Council – Planning Services