WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keefe
FROM:	WSCC - Highways Authority
DATE:	30 October 2023
LOCATION:	14 Longlands Spinney Worthing BN14 9NU
SUBJECT:	AWDM/1440/23 EXTENSION TO FRONT OF DETACHED GARAGE AND CONVERSION OF GARAGE (AND EXTENDED AREA) INTO AN ANNEXE ANCILLARY TO THE MAIN HOUSE.
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 applicant is proposing to change the existing garage into an annexe. The proposal site is on garden land to the rear of no 14 Longlands Spinney. The proposal sees the loss of a double garage. The application form does state that the loss of this garage does reduce parking, however from observation of the plans and details submitted, it does appear that three vehicles can be accommodated within the associated hardstanding.

The proposal would introduce a single bedroom ancillary dwelling to the property which in principle would not create a highways safety concern.

This application is anticipated to generate the requirement for a minimum of one additional parking space. On street parking is in practise within Longlands Spinney. The size of the existing dwelling is unknown and therefore the overall required number of spaces needed to serve the site is unknown.

The LPA may wish to consider this application from an amenity perspective with regard to overspill parking, however it is not considered that a single bedroom annexe associated with no.14 would generate a significant increase in vehicular movements to the site.

On street parking is an existing practise on Longlands Spinney and appears to function with no known highways safety concerns. A look at WSCC Accident data for a 5 year period outlines that there have been no highways accidents or personal injury claims registered within proximity of the site to flag a concern with this practise.

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