WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	26 November 2021
LOCATION:	32 Greenways Crescent, Shoreham-By-Sea, BN43 6HS
SUBJECT:	AWDM/1860/21 Change of use of existing garage to physiotherapy clinic.
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 proposal is for the change of use of existing garage to physiotherapy clinic. This application is retrospective, with the works having been completed on 24/09/2021. The site is located on Greenways Crescent, an unclassified residential road subject to a speed restriction of 30 mph.

The application documents do not provide details of hour many clients will visit the clinic per day. However, given the scale of the clinic building, the LHA does not anticipate that the proposed change of use would give rise to a significant material intensification of movements to or from the site.

The proposals will result in the loss of the garage as a parking space. However, the site benefits from an existing driveway with space for at least three cars to be accommodated. In addition, Greenways Crescent has unrestricted on-street parking and the site is within walking distance of bus stops on nearby Upper Shoreham Road.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern.

In 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.

Kyran Schneider
West Sussex County Council – Planning Services