WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC – Highways Authority
DATE:	30 May 2025
LOCATION:	13 Providence Way, Shoreham-by-sea, West Sussex, BN43 5QF
SUBJECT:	AWDM/0377/25 Single storey rear extension and part garage conversion
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

Summary

The proposal is to extend the existing property and part convert garage at 13 Providence Way, Shoreham by Sea. Providence Way is a route not maintained by WSCC, therefore these comments are for your advice only. The nearest publicly maintained road is Harbour Way to the south which is a C class road subject to 30mph speed restrictions. From observation of the most up to date accident, data provided by Sussex Police for a period of the last 5 years, there appears to have been no recorded highway collisions or personal injury claims at the junction between the two roads. The LHA are therefore satisfied that there are no existing highways safety concerns with the operation of the junction to flag any existing concern.

Parking

The garage is situated at the north of the property, and appears to measure 8m x 2.5m. Though the length of the garage is in excess of WSCC standards for a single garage, the width is substandard as guidance outlines a minimum 3m width would be sufficient to accommodate an average sized vehicle. The application form does outline that the garage is not currently in use as a vehicular parking provision. Although this would imply that there is no change in the current parking arrangement, the LHA must consider that the proposal represents an overall loss of vehicular parking provision assigned to this property for current and future residents. Furthermore, parking demand is established for a property based upon the number of bedrooms in which it serves. Given this proposal gives rise to the number of bedrooms at the property- this will impact upon the overall demand.

Currently the property generates the requirement for 2 parking spaces. With the proposed additional bedrooms- this will raise to 3 parking spaces. It is unclear whether the frontage of no 13 is used as a parking provision for a single vehicle, there is limited space however within this frontage area for manoeuvring and therefore may not be desirable for all vehicles.

It is anticipated that any associated parking will be made up via on street parking provisions if required. The LPA may wish to consider this from an amenity perspective; however, it is not anticipated that the overspill generated by this single dwelling in this location would cause a highways safety concern. Key locations within adjoining roads are served with enforceable waiting restrictions to deter parking in unsafe locations on the highway and to prevent parking in locations that may cause a nuisance to other road users.

The applicant is proposing a reduced size garage to provide cycle parking for the property, this provision is welcomed by the LHA as it supports sustainable alternatives to the use of a car for shorter journeys. The LHA advise that this provision appears suitable for use and advise is conditioned alongside any permission of the proposal.

Sustainability

Bus services operate along Harbour way offering services into Shoreham By Sea centre and it is an 8minute bicycle ride to local shops and amenities on the A259. Similarly Shoreham by Sea railway station is a 10minute cycle from the property, allowing for transport links further afield to Portsmouth, Southampton, London and Brighton.

Matters relating to construction
Given the limited space for contractors parking, deliveries and storage, the LHA advise a condition is secured to provide a construction management plan for this proposal. This should set out, amongst other things, the locations of materials storage, delivery location, management and frequencies and contractors' parking.

Conclusion
Based upon the above considerations, the LHA raise no highways safety concerns with the proposal. If the Local Planning Authority is minded to grant planning consent, conditions securing cycle parking and construction management would be advised.

Jodie Wilkes
West Sussex County Council – Planning Services