WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jason Albon
FROM:	WSCC - Highways Authority
DATE:	28 November 2023
LOCATION:	4 Manor Way, Lancing, West Sussex, BN15 0QU
SUBJECT:	AWDM/1542/23 Demolition of Garage and Rear Lean-to. Construction of Single Storey Side Extension. Loft conversion, with Hip-to-Gable roof Extension, Rear dormer, Front dormer and Front roof light.
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 proposal seeks the demolition of garage and Rear Lean-to. Construction of Single Storey Side Extension. Loft conversion, with Hip-to-Gable roof Extension, Rear dormer, Front dormer and Front roof light. The site is accessed via Manor Way, a D classified road subject to 30mph speed restrictions.

Access into the property is to be retained, there appears sufficient space for vehicles to enter and egress the property using the existing vehicular crossover.

The proposed parking arrangements are considered acceptable. This will be accommodated within the associated frontage hardstanding which will undertake landscaping and the removal of the ramped access to the property. The hardstanding is to measure 5.7m x 9.3m. This would facilitate parking for a minimum of two vehicles within the space given. The existing garage is accessed via an access to the side of the dwelling measuring 2.3m in width which is narrow and undesirable for many vehicles therefore it is considered that the garage at present may not be in use as a parking provision.

The Local Highways Authority does not consider that the proposal for would have 'severe' impact 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.

Jodie Wilkes
West Sussex County Council – Planning Services