WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC - Highways Authority
DATE:	28 November 2023
LOCATION:	50 Coleridge Crescent, Worthing, BN12 6LT
SUBJECT:	AWDM/1506/23 Conversion of integral garage into utility room with associated elevation alterations.
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 integral garage to utility room with associated elevation alterations. The site is located on Coleridge Crescent, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The LHA does not anticipate that the proposed development would give rise to a material intensification of use of the existing access point.

From inspection of the plans, the existing garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it may be too small to accommodate a modern-sized car. It is not unreasonable for the LHA to assume the garage is currently being used for other purposes, such as storage. Therefore, no concerns are raised over loss of existing parking provision. One existing car parking space is to be retained on the driveway.

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

Kyran Schneider
West Sussex County Council – Planning Services