WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	Highways, WSCC
DATE:	08/10/2018
LOCATION:	27, Norbury Drive, Lancing, BN15 0Q0
SUBJECT:	AWDM/1421/18 Application for use of garage at rear to include ancillary storage; change of single side door to double doors, minor changes to dimension of the front door of the garage.
DATE OF SITE VISIT:	21/10/2015
RECOMMENDATION:	☑ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	£N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Local Development should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

This proposal is for the change of use of garage to include ancillary storage in addition to vehicle parking. The site is located on Norbury Drive, an unclassified, lightly trafficked, residential road subject to a speed limit of 30mph.

WSCC as Local Highway Authority (LHA) was consulted on an application at this site for the development of two houses to the rear of 27 Norbury Drive and the subsequent relocation of the garage serving 27 Norbury Drive. A site visit was conducted by the LHA at the time. No highway safety concerns were raised as result of the proposals. The LPA granted planning permission and applied a condition restricting the use of all garages associated with the development for parking of vehicles only in order to provide sufficient parking for the development. This condition included the replacement garage at 27 Norbury Drive.

The LHA has inspected the plan provided by the applicant – the garage as built does not appear to meet the minimum internal specifications of 3 x 6m as set out in Manual for Streets. The proposed plans indicate that the total floor area is 16.5m^2 rather than 20m^2 as indicated within the application form. As such, there may not be sufficient space within the garage for vehicle parking and ancillary storage of a lawnmower and garden furniture to occur simultaneously. However; the proposed plans indicate that the existing hardstanding provides tandem parking for five vehicles which is anticipated to be sufficient parking provision for a dwelling of this size and location.

The LHA acknowledges the representations of neighbours in regards to this application for change of use encouraging similar applications for the proposed dwellings to the rear. Any change of use of those garages would require separate planning consent and would be assessed under its own merits (including available parking provision) at the time of application.

The LHA does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Nicola Fry
West Sussex County Council – Planning Services