WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	26 October 2022
LOCATION:	2 The Marlinespike Shoreham-By-Sea BN43 5RD
SUBJECT:	AWDM/1663/22 Extensions and alterations to existing bungalow including loft conversion with raising of the ridge, rear dormer, roof lights, front and rear extensions. Alterations to garage building including front extension and use as a study. Changes to materials including zinc roof and timber cladding.
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.

This application is for extensions and alterations to existing bungalow including garage conversion to a home office. The proposal includes addition of a single storey, increasing the number of bedrooms by 1.

The site is located on the corner plot between Winterton Way and Marlinespike both unclassified roads subject to 30mph speed limit.

Vehicular access is utilised via Marlinespike. There are no proposed alterations to the existing vehicular access. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals no recorded injury accidents near the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

Given the small-scale nature of proposal, the Local Highways Authority (LHA) would not anticipate material intensification of use onto Marlinespike or the wider road network.

The existing garage is to be converted to home office, potentially resulting in a loss a parking space. The existing two parking bays at the site frontage will be retained for future use. The LHA does not consider that the potential shortfall would result in an unacceptable impact on the highway safety in this location, however the LPA may wish to consider any implications on on-street parking from an amenity perspective.

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.

Anastasia Toleva
West Sussex County Council – Planning Services