WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Peter Barnett
FROM:	WSCC - Highways Authority
DATE:	21 July 2022
LOCATION:	15 South Street Lancing BN15 8AE
SUBJECT:	AWDM/0399/22 Single storey rear extension (AMENDED PLANS received increasing garden area and reducing hardstanding).
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.

West Sussex County Council was consulted previously on highways matters for this location under planning application reference AWDM/2052/20 which sought approval for change of use of 13 and 15 South Street from commercial use to 1no. three-bedroom dwelling and 1no. four-bedroom dwelling, with new gates, parking and bike stores. The Local Highways Authority raised concerns regarding ownership for the site frontage which was resolved prior to determination. This application was granted planning permission.

This proposal is for single storey rear extension to the rear comprising of kitchen/dining area for no. 15 South Street. The site is located and accessed via South Street which is a C-classified road subject to 30mph speed limit.

There are no proposed alterations to the existing access onto South Street. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of 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.

This proposal is not anticipated to result in material intensification onto South Street or the wider road network.

The area proposed for the extension is currently used as patio. The existing hedge beyond the turning space is to be removed as a result of the proposal. The turning area will be decreased by 0.8m and this may result in parking space 2 needing a multipoint manoeuvre to exit onto the public highway in forward gear.

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