WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:Marie O'Keeffe
FROM:	WSCC - Highways Authority
DATE:	4 August 2021
LOCATION:	29 Hawkins Crescent Shoreham-By-Sea West Sussex BN43 6TN
SUBJECT:	AWDM/1346/21 Proposed annex in rear garden for family member (existing garage removed)
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 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 Planning Services 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The Applicant seeks to remove a substandard garage and replace it with a auxiliary dwelling to the main house.

Due to the garage being substandard the LHA raise no concerns over the displacement of parking. Displacement of parking in this instance would be considered a amenity matter to be addressed by the LPA.

The LHA wish to inform the applicant that Manual for Streets (MfS) and WSCC guidance also considers the utilities a garage provides, specifically the cycle storage aspect. With the removal of such space, the opportunity is hindered for any current or future occupiers of the existing dwelling to store cycles. As such, the LHA requests the applicant demonstrate cycle storage in accordance with WSCC and MfS guidance for covered and lockable cycle storage facilities. Details of which can be secured with a suitably worded condition found below.

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.

The LHA advises the LPA that if they are mindful to permit the above application than to attach the following condition:

Cycle Parking
Within 6 months of the complete construction of the annex, covered and secure cycle parking spaces should be provided in accordance with plans and details **to be** submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Stephen Garrard
West Sussex County Council – Planning Services