WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	30 July 2025
LOCATION:	103 Loxwood Avenue, Worthing, BN14 7RG
SUBJECT:	AWDM/0715/25 Alterations to the existing garage including to fenestration, materials and height of the roof and conversion to habitable space.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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.

The existing garage in its current format is of sufficient dimensions to accommodate an average sized vehicle and therefore currently contributes to the overall parking provision attributed to the property. Garage spaces count toward 0.5 spaces of an overall parking provision.
With the loss of the garage, there appears sufficient space within the site to accommodate 4 vehicles. The dwelling is served via 2 separate access points and is served with 2 separate hardstanding areas which offer the uncovered parking spaces.

The residential Office/ Garden room would not be anticipated to generate an increase in the number of vehicles/movements at the site.
The proposals do also appear to include a reconfigured layout to the first floor which results in an additional bedroom being provided. This raises the number of bedrooms within the dwelling from 4 to 5.

The Local Highway Authority has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for this property would remain as 3 spaces as per the existing demand, therefore the additional bedroom proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site.
On street parking is an existing practise in Loxwood Avenue and there are no known highways safety concerns with this practise. The LHA are also unaware of any existing on street parking pressures within the area, however it is not anticipated that the proposal would generate a material change in the existing practise.

The LPA may wish to consider securing an alternative cycle parking provision via a suitably worded planning condition due to the loss of garage space at this address, if it is considered a justifiable request alongside the proposal.

The Local Highway Authority does not consider that the 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 116), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services