# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Adur & Worthing Councils<br>FAO:Marie O'Keeffe |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 11 April 2019 |
| **LOCATION:** | 96 West Way<br>Lancing<br>BN15 8NB |
| **SUBJECT:** | AWDM/0447/19<br>Change of use of outbuilding to foot health care business. |
| **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 Strategic Planning 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 proposed seeks change of use of an outbuilding at 96 West Way, Lancing to foot health care business. The operational arrangements proposed are 3 days per week, 8 x 1 hour sessions per day.

West Way is a private road with access to the maintained highway network taking place at an established junction with Brighton Road and The Broadway. Given the significant number of dwellings being served by this access point and small scale nature of this proposal (15sqm floorspace) no overriding highways concerns would be raised to the principle of the application from a highway safety and capacity perspective.

The Local Planning Authority should be satisfied with any proposed parking arrangements. It would be advised that the proposed foot health care business will generate the requirement for up to 1 space per session, providing appropriate turnaround time for clients is incorporated. Any parking spaces should measure 2.4 x 4,8 metres and retain parking for the existing residential use. Typically 2 spaces would be required ot serve a residential dwelling of this size in this location.

If parking is required to take place on West Way this would be considered a private / amenity matter given its private status.

The Local Highways Authority does not consider that the proposal would have and 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 109), and that there are no transport grounds to resist the proposal.

**Ian Hayward**
**West Sussex County Council – Planning Services**