WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	Highways, WSCC
DATE:	06/08/2024
LOCATION:	39 Abbey Road, Sompting, BN15 0AD
SUBJECT:	AWDM/0655/24 Demolition of the existing garage and replacement with a single storey, 2no. bedroom bungalow
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.

WSCC in its role as Local Highway Authority (LHA) has been reconsulted for the above application, following the applicant's submission of amended plans. The LHA previously provided comment on this application, dated 24/06/2024, raising no highway safety concerns.

From inspection of the amended plans, the proposals now include three off-street car parking spaces, served by a new 7.8m wide vehicle crossover. As per previous comments, the proposed access works will be subject to a licence obtained from the local WSCC Highway Area Office. Two off-street car parking spaces will be allocated to the existing dwelling whilst one off-street car parking space will be provided for the proposed dwelling.

Under WSCC Parking Standards, the anticipated parking demand for the existing and proposed dwellings would be three spaces and two spaces respectively, or five in total. Whilst the proposed parking provision still represents a shortfall of two car parking spaces, the amendments represent an improvement over what was previously assessed. The LHA will echo its previous comments whereby the shortfall in parking provision is not anticipated to give rise to a highway safety concern or parking capacity issue in this location, but the LPA are advised to consider the potential amenity impacts on on-street parking.

In 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 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been 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.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services