WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:
FROM:	WSCC - Highways Authority
DATE:	1 June 2021
LOCATION:	1 Steyning Road Shoreham-By-Sea West Sussex BN43 5NG
SUBJECT:	AWDM/0704/21 Proposed two storey extensions to the north (side) and west (rear) elevations. Change of use from single dwelling house to bed and breakfast accommodation.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information
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 Local Development 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.

This proposal is for two storey extensions to the north (side) and west (rear) elevations. Change of use from single dwelling house to bed and breakfast accommodation. The proposal will result in 7 B&B units. The site is located and accessed via Steyning Road which is an A-classified road subject to 30mph speed limit in this location.

The Local Highways Authority (LHA) requests additional information regarding the proposed parking provision as set out below.

The proposed site plan demonstrates two tandem parked vehicles intended for the proposed development. The current WSCC Car Parking Guidance does not have parking demand for C3 use, however within the previous guidance 1 parking space per unit would be required. Subsequently the proposed use would generate the need for 7 parking space plus 1 space for live in manager.

I note the presence of the garage to the rear. It is not clear if this will be retained and use for the proposed B&B. The applicant is requested to clarify this detail.

The proposed site plan demonstrates 2 parking spaces of adequate size (min 2.4 x 4.8m). If the parking area is unchanged there is a potential of additional parking to be accommodated within the existing driveway. The applicant is therefore requested to demonstrate the amount of parking that can be accommodated within the existing driveway and also provide a practical justification for the amount of proposed parking provision.

Please raise the above with the applicant and re-consult.

Anastasia Toleva
West Sussex County Council – Planning Services