WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSCC - Highways Authority
DATE:	20 April 2023
LOCATION:	22 Pembroke Avenue, Worthing, BN11 5QT
SUBJECT:	AWDM/0522/23 Proposed demolition of existing lean-to rear (East) extension and construction of a single storey rear extension and conversion of detached garage into a home office with a new connecting lobby to the main dwelling.
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.

This application is for the demolition of existing extension and construction of single-storey rear extension, with conversion of garage to home office. The site is located on Pembroke Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The proposals will result in the loss of an existing garage for parking use. However, the site benefits from an existing driveway with provision for approximately three car parking spaces, which is considered suitable to serve the host dwelling.

In summary, 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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services