WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	27 February 2024
LOCATION:	225 Harbour Way, Shoreham-by-sea, West Sussex, BN43 5HZ
SUBJECT:	AWDM/0154/24 Remodel existing bungalow to form 2 storey house with raising of the roof ridge, ground floor extensions to sides and front and extension of roof with balcony to rear
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal seeks remodelling to the existing 3 bed bungalow at 225 Harbour Way, Shoreham by Sea to create a 3 bed 2 storey dwelling. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at either the existing access with the public highway, onto Harbour Way. There is no evidence to suggest that the access is operating unsafely, or that the proposal would exacerbate an existing safety concern.

No changes are proposed to the existing VCO access with the publicly maintained highway.

The dwelling is currently served with two garage spaces with a parking space fronting each. The application form states that there will be no changes to the parking provision as a result of the proposed which alludes to the fact that the garage spaces may not currently be used as a parking provision. From observation of the submitted plans, the existing garages may not meet WSCC standards of 3m x 6m as they appear to not have sufficient width to accommodate an average sized vehicle. Although the proposal sees a reduction in a garage, the proposed parking layout accommodates for two external parking spaces and a garage of sufficient width and depth. The WSCC parking demand calculator outlines that 2 parking spaces would be sufficient to serve a dwelling of this size in this location.

Secure and covered cycle parking is to be accommodated within the associated garage and there appears sufficient space to facilitate this provision. It is advised that this provision is sealed via planning condition.

It is not considered that the proposal would materially change the existing arrangement or generate additional vehicular movement over that currently generated by the dwelling. Any overspill parking or visitor parking could be accommodated on street as is the existing practise. There are restrictions in the form of junction protection and double

yellow lines which seeks to prevent on street parking in key locations along Harbour Way.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

If the Local Planning Authority (LPA) is minded to approve this application the following conditions are advised.

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.

Jodie Wilkes
West Sussex County Council – Planning Services