WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC – Highways Authority
DATE:	4 April 2024
LOCATION:	27 Alexandra Road, Worthing, West Sussex, BN11 2DU
SUBJECT:	AWDM/0402/24 Demolition of existing garage and erection of two storey garage / side extension with front and rear dormers
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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.

Previously the Local Highways Authority (LHA) has been consulted on matters at this address under AWDM/1488/23, this sought for a two-storey pitched/flat roof extension to South side of the property. No Highways safety concerns were raised with the proposal, however, this application was withdrawn by the applicant to address concerns regarding width and height following on from discussions with the Case Officer.

There are no proposed changes to the access with the publicly maintained highway. From consulting WSCC accident data provided by Sussex Police over a 5 year period, there have been no accidents or personal injury claims at this access to flag any concerns with its current operation.

The proposals state that the existing parking arrangement will be improved with the development, due to the existing substandard garage being too small to park a vehicle.
The proposed garage measures 3.6m x 6.8m internally, however this space also includes an internal staircase which leads to the upper level of the garage. Furthermore some of the space to the rear of the garage may be required for supports and beams associated with the upper floor. Therefore the space available for parking further narrows and falls short of WSCC standards for a single garage, which is 3m x 6m. The existing garage also measures below standard with measurements of 2.8m x 5.5m therefore in this regard the available parking at the site will not change as a result of the proposal.

Within the frontage hardstanding there is space for at least one vehicle. On street parking is available within Alexandra Road, this is subject to a permit. Sufficient space is available within the extra width of the proposed garage to accommodate for cycle parking, this promotes a more sustainable alternative to the use of a car.

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.

Jodie Wilkes
West Sussex County Council – Planning Services