WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hannah Barker
FROM:	WSCC – Highways Authority
DATE:	18 December 2024
LOCATION:	46 Parkside, Shoreham-by-sea, West Sussex, BN43 6HA
SUBJECT:	AWDM/1587/24 Renovations to existing detached garage. Retaining the existing form of the building, new windows and doors by increasing existing openings. Replacement and increase in height of flat roof with rooflights, part of elevation in black timber cladding and remaining elevations white render.
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.

This proposal is for renovations to existing detached garage. Retaining the existing form of the building, new windows, and doors by increasing existing openings. Replacement and increase in height of flat roof with rooflights, part of elevation in black timber cladding and remaining elevations white render. The site is located on Parkside, a private road, consequently these comments are for your advice only. Parkside adjoins the public highway at Downside, an unclassified road subject to a speed restriction of 30 mph.

No changes 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.

Two single-bay garages will be lost as part of the proposals. However, it should be noted that neither of the existing garages meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets. Therefore, the LHA would not consider the existing garages for parking provision, as they are likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garages may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for one car.

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

Liz Corcoran
West Sussex County Council – Planning Services