WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	WSCC - Highways Authority
DATE:	28 June 2021
LOCATION:	13 New Barn Road, Shoreham-By-Sea, BN43 6HN
SUBJECT:	AWDM/1055/21 Retrospective change of use of bedroom to beauty salon, to include a massage chair/bed, fridge with lock and wash basin.
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 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 Strategic Planning 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.

This proposal is for the change of use of bedroom to beauty salon. This application is retrospective, with the works having been commenced on 09/04/2021. The site is located on New Barn Road, an unclassified residential road subject to a speed restriction of 30 mph.

The applicant has stated that they anticipate up to six clients per week visiting the beauty salon. Considering this, the LHA does not anticipate that this proposal would give rise to a significant material intensification of movements to or from the site.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The site benefits from a driveway, which could be utilised for client parking. However, the applicant has stated that client parking will likely be accommodated on-street. The LHA does not anticipate that this would give rise to a highway safety concern, nor a local parking capacity issue. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Nearby bus stops on New Barn Road and Upper Shoreham Road offer opportunities for alternative sustainable transport methods.

In conclusion, 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 109), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services