WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC – Highways Authority
DATE:	8 April 2024
LOCATION:	183 Brighton Road, Lancing, West Sussex, BN15 8JB
SUBJECT:	AWDM/0371/24 Front extension of living room, replacing the garage door to create a new front entrance, replacing the perspex roof on the rear elevation with a warm flat roof construction with rooflight, raising the parapet walls of the rear extension, cladding the first floor and new gable ends with composite boarding, replacing all windows with grey framed uPVC double glazed windows, loft conversion incorporating hip to gable extensions front and rear, side dormer windows clad in composite boarding, roof tiles replaced with grey slates.
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.

The proposal seeks to make alterations to the existing dwelling at 183 Brighton Road, this involves the replacement of the existing garage to create additional habitable space to be associated with the dwelling. The proposals do not alter the existing access arrangement from the publicly maintained highway to the property.

The application form submitted outlines that the proposal will change the existing parking arrangements given the removal of the garage parking space. However, upon measuring the existing dimensions of the garage, the provision falls short of WSCC standards for a single garage parking space. The garage currently appears to measure circa 2.3 x 4.9m internally. WSCC standards outline that 3m x 6m would be sufficient for a garage space to serve a single average sized vehicle. Based on this assessment, the existing garage provision does not currently count toward the overall parking provision allocated to the site.

The parking provision fronting the property appears sufficient for 2 vehicles. From consulting the WSCC Parking Demand Calculator (PDC) it has been outlined that 3 parking spaces would be considered to serve a dwelling of the proposed size. The LHA are mindful however of the sustainable location in which this dwelling is located, with a regular bus service operating within close proximity of the site and shops and amenities located along A2025. Lancing railway station is also situated within a reasonable walking distance of the site, offering transportation further afield. The LPA may wish to consider whether it would

be reasonable to condition that a secure and covered cycle parking provision is provided to serve the dwelling given the loss of garage space.

The Local Highway Authority does not consider that 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 115), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services