WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	4 August 2025
LOCATION:	3 Montford Close Shoreham-By-Sea BN43 6YP
SUBJECT:	AWDM/0913/25 Annexe in rear garden for ancillary use to the main dwellinghouse.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

The proposal is for the creation of an annexe in rear garden of 3 Montford Close to serve a family member. Montford Close is a D classified cul-de-sac subject to 30mph speed restrictions. The proposal does not change the existing parking arrangements, nor will the annexe provide standalone accommodation separate from the named dwelling.

The proposal would not be anticipated to generate a severe material increase in movements over that currently generated by the property. The annexe would be a 1-bedroom unit for a family member. It is not known how many rooms are present at the host dwelling however a single additional bedroom would not be considered to cause a detriment in terms of capacity on the local network. The WSCC Parking Demand Calculator outlines that one additional space may be required to serve a single annexe.

The LHA are unaware of any existing parking pressures within the vicinity of the site. The LPA may wish to observe this from an amenity perspective when considering the application. However, it is not considered that a single additional vehicle would cause a material change over the current parking arrangements. The property has two off-street allocated parking spaces and any overspill parking could be made up via on street parking as appears an existing practise in this location.

The site is located within a practically sustainable location, within reasonable distance of local shops and amenities and within commuting distance of regular bus services which may seek to mitigate a reliance on the use of a car for some residents of the dwelling.

The Local Highways Authority 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 116), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services