WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC - Highways Authority
DATE:	16 April 2019
LOCATION:	33 Brook Way Lancing BN15 8DQ
SUBJECT:	AWDM/0574/19 Demolition of existing garage, porch and conservatory and construction of single-storey rear and side extension plus front dormer and roof light and first floor window to west side.
DATE OF SITE VISIT:	
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	

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 Planning Services 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.

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

Summary
The proposal is for the Demolition of existing garage, porch and conservatory and construction of single-storey rear and side extension plus front dormer and roof light and first floor window to west side, it is located on Brook Way which is a unclassified Road subject to a 30 mph Speed limit.

Access
An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely.

Parking
The plans demonstrate that the existing garage will be demolished and that the existing parking space within the frontage will be retained. The LPA may wish to consider the impact of the displacement of the garage parking space on the wider network as it is anticipated this will be accommodated on street. The LHA does not consider however that the loss of a single parking space at this location would generate a severe impact on the highway network or a material change over the existing arrangement.

The site is located in a sustainable location within walking and cycling distance to a range of public services, amenities and employment options. Bus and rail links provide a realistic travel opportunity for longer trips. It would not be anticipated that future occupiers of the dwelling would be reliant on the use of a private motor vehicle.
As a result, The Local Highways Authority (LHA) would like to see cycle storage space being implemented after the removal of the garage and what it provided as potential lockable cycle storage.

Conclusion
The Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact 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.

If the LPA are minded to approve the application, the following conditions should be applied:

Conditions
Within 6 months of the complete construction of development, covered and secure cycle parking spaces should be provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Stephen Garrard
West Sussex County Council – Planning Services