

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mr Z Denton
FROM:	WSCC - Highways Authority
DATE:	25 January 2021
LOCATION:	18A River Road Littlehampton BN17 5BN
SUBJECT:	LU/312/20/HH Part conversion of garage to create an self contained annex
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 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.

The proposal seeks the part conversion of garage to create a self-contained annex at 18a River Road, Littlehampton. 18a River Road, Littlehampton is currently a 2-bed dwelling served with a 2 space 'tandem style' garage.

The proposed will result in one suitably sized garage space remaining to serve 18a River Road. This garage space is sized such that it could also accommodate cycle parking. 18a River Road will effectively become a 3-bed dwelling.

Using the current Arun supplementary parking guidance, 18a River Road (proposed to become a 3-bed dwelling) would be anticipated to generate a minimum demand of 2 car parking spaces. Notably a 2-bed dwelling, representing the existing situation, would be anticipated to generate the demand of only 1 space. Garages are only considered to count 0.5 of a space toward parking demand.

It would therefore be concluded that the existing situation (2 bed dwelling with tandem garage) did meet the anticipated parking demand (1 space), with each garage space counting as 0.5 of a space. The proposed (3 bed dwelling with single garage space) will result in the shortfall of 1.5 spaces compared to the anticipated demand of 2 spaces.

It would be concluded that the proposed may result in a small amount of on-street parking demand being created due to the loss of the 2nd garage space and increased

size of habitable accommodation. However, it is extremely difficult to substantiate that small degrees of on street parking in urban settings such as this, where Traffic Regulation Orders protect against unsafe parking, will result in a highway safety issue. The Local Planning Authority may wish to consider any amenity implications.

The Local Highways Authority does not consider that the proposal would have and 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.

Ian Hayward
West Sussex County Council – Planning Services