

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	10 September 2026
LOCATION:	55 Hawkins Road, Shoreham-By-Sea, BN43 6TH
SUBJECT:	AWDM/0991/26 Use of detached garage building for 1-to-1 beauty therapy services by owner/occupier of 55 Hawkins Road (Retrospective application).
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.

This application is for the use of detached garage building for 1-to-1 beauty therapy services by owner/occupier of 55 Hawkins Road. The application is retrospective will the work completed on 31/08/2025. The site is located on Hawkins Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The Planning Statement states that the business has approximately 4-6 clients per day and the hours of operation are 09:30am-5:30pm on Mon-Fri only. Considering the scale of use, the LHA are satisfied that such movements can be accommodated into the local highway network without adverse impact.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision, and an existing driveway is to be retained with provision for two cars. Any overspill parking due to the business will need to be accommodated on-street. The LHA does not anticipate that this would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In summary, 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 116), and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services