

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	23 December 2025
LOCATION:	15 South Street Lancing West Sussex BN15 8AE
SUBJECT:	AWDM/1502/25 Change of Use from C4 HMO to Sui Generis - Large HMO (8 bedroom). Loft conversion with three front dormers, second floor extension of existing staircase into rear roofslope and rear rooflights.
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.

Previously the Local Highway Authority has been consulted on matters at this location under AWDM/1284/23 which sought for roof extension to form Gambrel style mansard with front and rear dormers and creation of 1 bed flat within roofspace with access via proposed external staircase at the rear of property. No highways safety concerns were raised to the proposal however the proposal was refused by the LPA on grounds unrelated to highway safety.

The most recent proposal seeks the change of use from C4 HMO to Sui Generis to Large HMO (8 bedroom). Loft conversion with three front dormers, second floor extension of existing staircase into rear roof slope and rear rooflights.

The site is accessed via South Street in Lancing, a C classified road serving primarily commercial units and some residential at this point. The access is existing and has served the commercial and residential uses. From consulting the most recent WSCC accident data, there have been no registered injuries or accidents associated with the access point onto the highway to flag an existing concern with the access arrangements.

The application form outlines that there are no parking spaces serving the site. The LHA note that the previous application outlined existing parking to the rear of the property. The proposed 8 bed HMO would generate the requirement for 0.5 spaces per bedroom-amounting to 4 spaces overall, the LPA may wish to consider the amenity impact of this shortfall, however the LHA considers that the site is located within a highly sustainable location, close to Lancing railway station. Furthermore, regular bus services operate along South Street which offers alternatives to the use of a car. There are also comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety.

We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision.

Cycle parking has not been proposed to serve the development; the site is located within an area where cycling is a viable alternative to the use of a car for a number of journeys and it is advised that cycle parking is sealed via planning condition alongside any permission of this application.

The LHA 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.

If the Local Planning Authority (LPA) is minded approving this application the following condition is advised.

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been 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.

Jodie Wilkes
West Sussex County Council – Planning Services