

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC – Highways Authority
DATE:	10 September 2025
LOCATION:	Site Of 29 And 31 Richmond Road Worthing West Sussex
SUBJECT:	AWDM/0961/25 Proposed demolition of existing cafe (Use class Eb) and construction of new garage at 29 Richmond Road. Change of Use of 29 Richmond Road to residential use as part of 31 Richmond Road. Construction of new front boundary wall. New conservation rooflights to ancillary building, new side extension of ancillary building. Relocation of dropped kerb creating new one and removing the existing.
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 demolition of existing café (Use Class Eb) and construction of garage for residential use, construction of brick boundary wall and relocation of dropped kerb. The site is located on Richmond Road, an A-classified road subject to a speed limit of 30mph.

The site currently benefits from an existing vehicular access onto Richmond Road which is proposed to be relocated a few metres to the east. Visibility at the existing and proposed accesses has not been demonstrated, however, from an inspection of WSCC mapping, sufficient splays of 2.4 x 43m as set out in Manual for Streets appears achievable in this location and splays are maintainable wholly within the public highway. The proposal is not anticipated to result in a highway safety concern over the existing situation.

The proposed new access, and closure of the existing access, will be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them.

The proposed garage appears to be of sufficient size to accommodate a standard vehicle.

Conclusion

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.

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

Access

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the approved plan.

Reason: In the interests of road safety.

Access closure (Access Closure)

No part of the development shall be first occupied until such time as the existing vehicular access onto Richmond Road has been physically closed in accordance with the approved plan.

Reason: In the interests of road safety.

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

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West Sussex County Council – Planning Services