WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC – Highways Authority
DATE:	7 August 2025
LOCATION:	327 Brighton Road, Worthing, West Sussex, BN11 2HP
SUBJECT:	AWDM/0953/25 Conversion of detached garage with rear extension to create self-contained annexe for family members
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.

The proposal seeks to convert and extend the existing garage at 327 Brighton Road, to create a self-contained annexe for family members. The garage is located to the rear of the property and accessed via Seamill Park Avenue, a residential D class road.

The existing garage is substandard when compared against WSCC specifications for garage spaces. WSCC Standards outline that 3m x 6m is adequate for an average sized vehicle.
Currently there is frontage parking at the property which appears sufficient for two vehicles and a space for a vehicle fronting the existing garage. These spaces are proposed to be retained to serve the dwelling and garage conversion.

Parking demand is established by the number of bedrooms within a property. The current number of bedrooms at the host dwelling is unknown and therefore it is not possible to work out the current demand generated by the property. This proposal will provide a single one-bed annexe to the rear of 327 Brighton Road, from consulting the WSCC Parking Demand Calculator, this would generate the requirement for a single additional parking space over the existing demand.

Parking sufficient to serve a minimum of three vehicles is available within the property red edge. There is also the possibility for on-street parking to accommodate for any additional overspill generated by the dwelling if required.

Secure and covered cycle parking may be lost as a result of the garage conversion, the LPA may wish to consider whether a cycle storage condition would be justified alongside this proposal, as cycling is a viable alternative in the area for a number of journeys.

The site is within a well connected and sustainable location, with regular bus services running along the A259 providing a sustainable alternative to the use of the car for a number of journeys. Busses provide routes to Littlehampton, Durrington, Worthing, Brighton and Lancing. East Worthing railway station is a 20minute walk or 5 minute cycle from the proposal site offering travel further afield to Portsmouth, Brighton, London and Southampton.

The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services