

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC – Highways Authority
DATE:	6 March 2026
LOCATION:	56 Rowlands Road Worthing BN11 3JT
SUBJECT:	AWDM/0208/26 Change of Use from Dwellinghouse (Use Class C3) to Large House in Multiple Occupation (Sui Generis).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

WSCC as the County Highway Authority (CHA) has considered the change of use application from a C3 residential dwelling to a House of Multiple Occupation (HMO) for up to 8 people. WSCC raise no objection to this proposal subject to any conditions attached.

Access

The house is located on Rolands Road which offers a mix of residential and retail outlets. There is controlled on-street parking, and all junctions within the vicinity of the site are protected with enforceable parking restrictions such a double yellow line.

Access int the site is taken from Rolands Road, which has a 30mph speed limit and a single yellow line is located along the northern side of the road which restricts waiting between the hours of 9-6pm, Monday to Saturday, but not on bank holidays or Sundays.

Visibility from the access appears to provide 2m x 2m pedestrian visibility splays. A stone/flint wall is located adjacent to the access and as no parking is permitted on this side of the road visibility.

Parking (Car and Cycle)

4 parking spaces are provided but WSCC are unsure if these will be safe to use. The plans do not show how a car can park and turn to exit in forward gear use these spaces without the need to reverse out which would cause a safety issue. WSCC would recommend offer 2/3 spaces over 4 to allow for turning to avoid reversing.

Bicycle parking should be provided for, usually 1 space per room, and these need to be secure and covered. WSCC promote the use of Sheffield stands and provide a communal area where these can be stored.

Construction Traffic

Whilst the house is being converted, we will need to be aware of these parking restrictions, and whilst there is a large forecourt for some parking, or the placing of skips it is restricted.

Trips

Once completed the house will provide accommodation for 8 people, however trips will be low by vehicle, and walking and cycling will generate a small number of people movements.

Summary

In conclusion, based on the information presented and viewed against paragraphs 115 and 116 of the National Planning Policy Framework, WSCC Highways are satisfied that this proposal would not result in any severe or otherwise unacceptable highway safety impacts. As such, no objection would be raised.

Alison Meeus**West Sussex County Council – Planning Services**