

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                 | Adur & Worthing Councils<br>FAO: Finlay Gardner                                              |
| <b>FROM:</b>               | WSCC – Highways Authority                                                                    |
| <b>DATE:</b>               | 23 March 2026                                                                                |
| <b>LOCATION:</b>           | 30 Windsor Road<br>Worthing<br>BN11 2LX                                                      |
| <b>SUBJECT:</b>            | AWDM/0259/26<br>Single storey self-contained annexe in rear garden for guests and relatives. |
| <b>DATE OF SITE VISIT:</b> | n/a                                                                                          |
| <b>RECOMMENDATION:</b>     | Advice                                                                                       |

I refer to your consultation in respect of the above planning application and would provide the following comments.

The proposal is for the creation of an annexe in rear garden of 30 Windsor Road to serve occasional use for guests and relatives. Windsor Road is a D classified road subject to 30mph speed restrictions. The property appears to have off street parking provisions suitable for 2 vehicles and a garage is present within the property although it is not known whether this is in use as a parking provision. Any overspill would currently be made up by existing on street parking provisions. The proposal does not seek to change the existing parking arrangements.

The proposal would not be anticipated to generate a severe material increase in movements over that currently generated by the property. The annexe would be a 1-bedroom unit with a living area, office and store. It is not known how many rooms are present at the host dwelling however a single additional bedroom would not be considered to cause a detriment in terms of capacity on the local network. The WSCC Parking Demand Calculator outlines that one additional space may be required to serve a single bed annexe.

The Local Highway Authority is unaware of any existing parking pressures within the vicinity of the site. The LPA may wish to observe this from an amenity perspective when considering the application. However, it is not considered that a single additional vehicle would cause a material change over the current parking arrangements.

The site is located within a sustainable location, within reasonable distance of local shops and amenities and within commuting distance of regular bus services which may seek to mitigate a reliance on the use of a car for residents of the host dwelling. On street parking restrictions are present and seek to deter non-residents making use of this as a long stay option.

The annexe shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole, as a single dwelling house and would not be used as a separate property.

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**