WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	Highways, WSCC
DATE:	08/10/2025
LOCATION:	7 Cissbury Drive, Worthing, BN14 0DT
SUBJECT:	AWDM/1196/25 Proposed part single storey part two storey side extension.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the erection of a part single-storey, part two-storey side extension to provide additional habitable space to existing dwelling. The site is located on Cissbury Drive, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicle access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The existing garage will be lost as part of this development. It is worth noting that the garage as existing does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the garage may be too small to accommodate modern sized cars - It is not unreasonable for the LHA to assume it could be being used for other purposes, such as storage. As such, no concerns would be raised in regards to loss of existing parking provision.

The increase in bedrooms for this dwelling would increase the parking demand of this property under WSCC parking standards to three car parking spaces. The site does benefit from an existing driveway with provision for at least two off-street car parking spaces, and storage space is to be retained, which can be used for the stowing of bicycles. Any overspill parking would have to be accommodated on-street. The LHA does not anticipate that the shortfall of one parking space would give rise to a highway safety concern, but the LPA may wish to consider the potential amenity impacts on on-street parking.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services