West Sussex County Council - Planning Consultation Response

To: Adur & Worthing Councils

Date: 17 November 2026

FAO: Louise Prew

From: WSCC - Highways Authority

LPA Reference: NOTICE/0016/26

Location: 81 Chapel Road, Worthing, BN11 1HU

Proposal: Change of use of the upper floors from commercial (Use Class E) to one residential flat (Use Class C3).

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 seeks the change of use of the upper floors from commercial (Use Class E) to one residential flat (Use Class C3). The site is located on Chapel Road, an A-classified road subject to a speed restriction of 30 mph.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Class E to residential (Class C3) subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GDPO is quite clear as to what highways matter can be considered, namely whether the proposal is likely to result in a material increase or material change in the character of traffic in the vicinity of the site.

No traffic flow information has been provided with the current application; however, Class E uses tend to generate greater material movements than Class C3 residential. Therefore, the LHA does not anticipate that material movements associated with the site will exceed that of the existing.

No vehicular parking is to be provided for this development. WSCC Parking Standards would expect a development of this size and location to provide at least two car parking spaces. Consequently, parking would have to be accommodated on-street or within nearby paid-for provision.

Comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detriment to highway safety. The LHA does not anticipate that this would result in a highway safety concern or parking capacity issue in this location. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In summary, the proposal is not anticipated to result in a material increase or change in the character of traffic. Consequently, no highway concerns would be raised. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Liz Corcoran
West Sussex County Council – Planning Services (Highways)