

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Marie O'Keeffe
FROM:	WSCC – Highways Authority
DATE:	23 January 2026
LOCATION:	122 Freshbrook Road Lancing West Sussex BN15 8DF
SUBJECT:	AWDM/1599/25 Two storey side extension with rear dormer with cladding to South roofslope; Single storey rear extension (existing garage removed)
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 a two-storey side extension with rear dormer, with cladding to South roofslope; Single storey rear extension (existing garage removed).

Freshbrook Road is a residential D class road subject to 30mph speed restrictions at this point. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the point of access from the property onto the public highway. A collision has been reported further east of the property at the junction with Brook Way; however, this was attributed to driver error and not with any defect with the existing highway at this location. There is no evidence to suggest that the site access is operating unsafely, or that the proposed would exacerbate an existing safety concern. There are no proposed changes to the site access as currently exists.

The existing garage in its current format is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. The garage appears to measure circa 2.25 x 5m. Due to this fact, this existing garage space does not count toward the current overall parking provision. Currently there is frontage parking at the property for 1 vehicle, and this same provision is proposed to be retained to serve the dwelling and garage conversion.

The number of bedrooms within the proposed dwelling is outlined as 3 and a home office an increase in one bedroom over the current property. The LHA has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for this property would remain as 2 spaces as per the existing demand, therefore the additional bedroom proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site.

The newly proposed garage measures 3.2m x 5m which also does not meet WSCC standards for a garage space and therefore does not count toward the overall provision at the property, however the new garage is an improvement over the existing garage arrangement and there is scope that this may be utilised for some smaller vehicles if required.

Parking sufficient to serve a minimum of one vehicle is available on frontage hard standing. There is also the possibility for on-street parking to accommodate for any overspill generated by the proposal along Freshbrook Road. On-street parking is an existing practise along Freshbrook Road, and the proposal would not be anticipated to materially change the demand made to this provision. Cycle storage has not been outlined within the documentation however it is anticipated that the

garage as proposed would be used for vehicle storage, the LPA may wish to consider whether a cycle parking condition would be justified along with any approval of this proposal.

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