

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Adur & Worthing Councils FAO: Peter Barnett
<b>FROM:</b>	WSSC – Highways Authority
<b>DATE:</b>	24 October 2025
<b>LOCATION:</b>	Gardeners Arms West Street Lancing BN15 0AR
<b>SUBJECT:</b>	AWDM/1285/25 Change of use from Public House with flat over into full residential dwelling including relevant internal and external changes and loft conversion with dormer, half-gable end and roof windows.
<b>DATE OF SITE VISIT:</b>	n/a
<b>RECOMMENDATION:</b>	Advice

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

This application is for the change of use from Public House with flat over into full residential dwelling including relevant internal and external changes and loft conversion with dormer, half-gable end and roof windows. The site is located on West Street, a C-classified road subject to a speed limit of 30mph.

The proposal will utilise the existing site access, with no alterations to the access proposed. The proposal is not anticipated to result in an intensification of use of the existing site access over the public house use.

The proposed dwelling will comprise 5-bedrooms, and will be provided with three off-street parking spaces. This is considered sufficient provision for a dwelling of this size and location.

Secure and covered cycle storage should be provided for the proposed dwelling to encourage sustainable transport methods and reduce reliance upon the private car. Details of this can be secured via condition.

### Conclusion

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.

If the LPA are minded to approve the application, the following conditions should be applied:

#### *Car parking space (details approved)*

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

#### *Cycle parking*

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

**Nicola Elliott**

**West Sussex County Council – Planning Services**