WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	16 June 2025
LOCATION:	39 Brighton Road Worthing BN11 3EF
SUBJECT:	NOTICE/0009/25 Application for Prior Approval for Proposed partial change of ground floor commercial unit from Use Class E to Use Class C3 (residential).
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.

This proposal is for prior approval for partial change of use of ground floor commercial unit (Class E) to residential (C3) to be amalgamated with the first-floor dwelling. The 2nd floor dwelling will remain as current. The site is located on Brighton Road, an A classified road in Worthing 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 matters 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 vehicular access appears to be associated with this site. No traffic flow information has been provided with the current application; however, class E uses tend to generate greater material movements than C3 residential. Therefore, the LHA does not anticipate that movements associated with the site will exceed that of the existing use.

WSCC Parking Demand Calculator outlines that a property of this size in this location would generate the requirement for 2 parking spaces. The applicant proposes a nil car parking provision - consequently, parking would have to be accommodated on-street.

Comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detrimental to highway safety. The LHA does not anticipate that the existing nil car parking provision would result in a highway safety concern or parking capacity issue in this instance.
Due to the location of the development within a sustainable location in Worthing, it is not considered that occupants would be reliant on the use of a car. The LPA may wish to consider securing a secure and covered cycle parking provision, if there is space within the site to do so.

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.

Jodie Wilkes
West Sussex County Council – Planning Services