WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	30 April 2024
LOCATION:	125 Lyndhurst Road, Worthing, West Sussex
SUBJECT:	AWDM/0480/24 Conversion of two flats at rear of building (ground and first floor) into two studio units and one duplex unit. Conversion of ground floor window into entrance door for duplex unit
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 proposal is for conversion of two flats at rear of building (ground and first floor) into two studio units and one duplex unit. The site is located on Lyndhurst Road, a C-classified road subject to a speed restriction of 30 mph.

The LHA previously provided consultation advice for this site for application AWDM/1695/22, raising no highway safety concerns. This Local Planning Authority (LPA) granted the application.

The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. Existing access arrangements will be unaffected by the proposals.

The applicant will retain six car parking spaces for this development as per the existing arrangement. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least seven car parking spaces. Therefore, any overspill parking would have to be accommodated on-street. On-street parking is limited in the immediate vicinity, and whilst the LHA does not anticipate that the shortfall in parking would lead to a highway safety concern in this location, the LPA are advised to consider the potential impacts on on-street parking from an amenity point of view.

Regarding cycle parking, the applicant will retain a cycle store to the rear of the site, which will provide secure cycle parking provision in accordance with WSCC Parking Standards.

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 115), and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services