

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	11 February 2026
LOCATION:	13 Christchurch Road, Worthing, West Sussex
SUBJECT:	AWDM/0093/26 Change of use of two self contained flats (Use Class C3) to a small house in multiple occupation (Class C4); with additional window (flats 1 and 2)
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 the change of use of two self-contained flats (Use Class C3) to a small house in multiple occupation (Class C4). The site is located on Christchurch Road, an unclassified road subject to a speed restriction of 30mph.

There are no proposed changes to access arrangements. The LHA does not anticipate that the change of use would give rise to a significant material intensification of movements to or from the site.

The applicant proposes one car parking space for this development. Under WSCC Parking Standards, the LHA would expect the proposed HMO use to generate a parking demand of 2-3 car parking spaces. Therefore, any overspill parking would have to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed shortfall of car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated within a sustainable town centre location, within walking distance of public transport links and public car parks.

From inspection of the plans, the parking area is suitably sized. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location. An existing garage can be used to provide secure cycle storage.

The site is situated in a sustainable town centre location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Richmond Road. Worthing Train Station is situated approximately 400m north of the site.

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.

Liz Corcoran
West Sussex County Council – Planning Services