WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSCC – Highways Authority
DATE:	19 August 2024
LOCATION:	118 Ham Road Worthing BN11 2QS
SUBJECT:	AWDM/0863/24 Change of use from small house in multiple occupation (Use class C4) to a large house in multiple occupation (7 bedrooms) (sui generis).
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
This application seeks the change of use from small HMO (Use Class C4) to a large HMO of 7 bedrooms (Sui Generis). The site is located on Ham Road, a B-classified road subject to a speed restriction of 30 mph.

Access, Parking and Sustainability
The site does not benefit from private off street parking provisions. Under WSCC Parking Standards, the LHA would expect an HMO of this size to provide at least four car parking spaces. Therefore, any overspill parking would have to be accommodated on-street.

On street parking is present along Ham Road, however this is subject to a permit between the hours of 10-11am and 2-3pm Monday to Saturday. Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place on nearby roads to prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA would not anticipate that the nil parking provision would give rise to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The proposed change of use to Large HMO is not anticipated to give rise to a significant material intensification of movements to or from the site.

Weight is given to the fact that the site is situated within walking distance of local services and amenities within Ham Road and adjoining roads within Worthing and are easily accessible on foot. East Worthing railway station is located an 8minute walk from the site and bus services operate along both Ham Road and Lyndhurst Road, offering an alternative to the use of a car for transportation and reduces the reliance on the use of a private car. Cycling is a viable option in the area and the submitted Planning Statement states that a secure cycle parking provision will be provided within the associated rear garden of 118

Ham Road. This should be within WSCC requirements of 1 space per unit and is advised to be sealed via planning condition alongside any approval of this proposal.

Conclusion
In summary, 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.

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

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.

Jodie Wilkes
West Sussex County Council – Planning Services