WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC – Highways Authority
DATE:	3 February 2025
LOCATION:	43 Church Walk, Worthing, West Sussex
SUBJECT:	AWDM/0082/25 Conversion of building from two flats to a single dwelling house. Removal of front balcony enclosure to reinstate balcony and removal of French door and ground floor rear glazed enclosure
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 conversion of building from two flats to a single dwelling house. The site is located on Church Walk, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access onto Church Walk. From inspection of WSCC mapping there are no apparent visibility concerns with the existing access. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The site will retain two existing car parking spaces. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, any overspill parking would have to be accommodated on-street.

Whilst on-street parking is limited in the vicinity, there are comprehensive parking restrictions in place prohibiting vehicles from parking places that would be considered a detriment to highway safety. Church Walk is subject to a residents parking permit scheme. The LHA does not anticipate that highways safety would be detrimentally affected through this proposal. However, the planning authority may wish to consider the potential impacts on on-street parking from an amenity point of view.

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. The applicant has demonstrated a cycle store, 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 116), and that there are no transport grounds to resist the proposal.

Liz Corcoran
West Sussex County Council – Planning Services