

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Eve Hearsey
FROM:	WSCC – Highways Authority
DATE:	26 January 2026
LOCATION:	33 Highview Lancing BN15 0QW
SUBJECT:	AWDM/1593/25 Garage conversion to habitable room; loft conversion with rooflights and side window.
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.

The proposal site is located on Highview, a D classified road subject to 30mph speed restrictions. From observation of the most up to date Accident and Collision data made available to WSCC from Sussex Police, there have been no Highways accidents or personal injury claims within proximity of the named property.

The existing garage in its current format is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore, this existing garage space does not currently count toward the overall parking provision. There is frontage parking at the property for 2 vehicles, and this same provision is to be retained to serve the dwelling in its proposed format.

The proposed additional floor space provides an additional bedroom within the loft space and converts the existing garage to an office. This raises the number of bedrooms within the dwelling to 4, and increase in one over the current provision. The LHA has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for this property would remain as 3 spaces as per the existing demand, therefore the additional bedroom proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking.

Space sufficient to serve two vehicles is available on the associated frontage hard standing. There is also the possibility for on street parking to accommodate for any overspill parking generated by the proposal. On street parking is an existing practise within Highview and appears to operate with no known highway safety or capacity concerns.

The loss of garage space may incur the loss of a secure and covered cycle parking location; the LPA may wish to consider whether the provision of a separate secure and covered cycle store would be a reasonable request alongside this proposal.

The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services