

Development Management – Delegated Officer Report

Application Number: AWDM/0409/26

Recommendation: – APPROVE

Site: 165 Dominion Road Worthing West Sussex BN14 8LD

Proposal: Vehicle access

Date of Site Visit: 20/08/2026

Neighbours Checked: Y

Additional Neighbours Notified: N

Site and Surroundings

The application site is located on the southern side of Dominion Road. The property is mid terrace with a small front garden. There is an access to the rear that connects to Sheridan Road. At the rear of the properties along this section of Dominion Road there are garages that face onto this access.

Houses in the terrace to the south have undergone similar alterations to introduce parking to the front of the site with access to the main road achieved via a dropped kerb. The site is not located within a conservation area, nor is the site listed. There are no TPO's on the site.

Proposal

The application relates to the introduction of off road parking to the front of the site in the place of the existing front garden. To allow the access to this it is proposed that a vehicular cross over is introduced as well as a dropped kerb to provide access onto Dominion Road.

Relevant Planning History:

None

Consultations

Planning Applications Highways

This application is for vehicle access. The site is located on Dominion Road, a B-classified road subject to a speed restriction of 30 mph.

The applicant proposes a new vehicular access on to Dominion Road. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

There are no apparent visibility concerns at the proposed access point. From inspection of the plans, the parking area is suitable sized for at least one car. 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. Neighbouring properties operate similar access arrangements with no known highway safety concerns.

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.

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

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-andlicences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-orvehicle-crossovers-for-driveways/>

Neighbour Representations

None

Relevant Planning Policies:

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM15
National Planning Policy Framework (MHCLG 2026)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment:

Principle

The proposal comprises the creation of a vehicular cross over on a residential property located within the built up area and can be supported in principle. The relevant issues are the highway safety, and visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

There are examples of properties with vehicle crossovers and paving in the garden within the vicinity. The proposal seeks to retain some lawn which is considered to be positive retaining some of the existing character of the garden.

Visually, the parking space will offer a good design and good use of materials, and the parking area will not result in any material loss of either residential or visual amenities to the locality. The driveway will have permeable resin bound materials allowing rainwater to drain away.

Highway Safety:

This application proposes a parking space which will sit vertical to the front boundary. The WSCC Highways raises no objection to the proposal. Due to the location of the

proposed driveway, it is not considered that there will be an unacceptable impact on the highway safety. As highlighted by WSCC there are sufficient mitigations that would mean the proposal would not result in a severe impact to the highway network. As such it is considered that the proposal is policy compliant.

Recommendation:

APPROVE subject to condition(s):-

1. Drawing Numbers
2. Standard time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Minor highway works

Is recommendation contrary to letter(s) of representation? N

Case Officer: Finlay Gardner Date: 10/09/2026

Authorised by: Louise Prew Date: 15/09/2026