

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSCC – Highways Authority
DATE:	27 April 2026
LOCATION:	10 Salisbury Road, Worthing, BN11 1RB
SUBJECT:	AWDM/0411/26 Retrospective change of use from small house in multiple occupation (Use Class C4) to large house in multiple occupation (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.

This application is for a retrospective change of use from small house in multiple occupation (Use Class C4) to large house in multiple occupation (Sui Generis). The site is located on Salisbury Road, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The conversion of a meeting room to provide a seventh bedroom is not anticipated to give rise to a significant material intensification of use.

The site benefits from an existing driveway with provision for two cars. Generally, the LHA would expect a parking requirement at least three spaces for a development of this size and type in this location. However, weight is given to the fact that the parking is primarily used by staff, and the site is situated in a sustainable location.

The additional parking demand generated by one HMO bedroom is not anticipated to give rise to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider potential amenity impacts. The site is sustainably located, being well accessible on foot, by cycle or by public transport, whereby residents need not necessarily rely on a private car for travel.

No details have been provided regarding cycle storage; however, there is an existing garage which could be used to provide secure, covered cycle storage.

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