

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC – Highways Authority
DATE:	20 November 2025
LOCATION:	62 Clifton Road Worthing West Sussex BN11 4DP
SUBJECT:	AWDM/1416/25 Change of use from small House in Multiple Occupation (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 the change of use from small House in Multiple Occupation (Class C4) to large House in Multiple Occupation (Sui Generis). The site is located on Clifton Road, an un-classified road subject to a speed limit of 30mph.

The proposal would result in the provision of one additional bedroom within the existing HMO, increasing the number of bedrooms to seven. The site does not benefit from an existing vehicle access or off-street parking provision and no alterations to this arrangement are proposed. Under the WSCC Car Parking Standards, 4 car parking spaces may be provided for the proposal (0.5 spaces per bedroom). Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed nil car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

The site is located sustainably within walking distance of Worthing town centre, Worthing train station and bus stops. Cycling is a viable option within the vicinity, there does not appear to be any existing provision for secure, covered cycle storage – the LPA may wish to consider whether this could be secured via condition to further reduce the reliance upon the private car and promote sustainable transport methods.

Conclusion

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.

Nicola Elliott
West Sussex County Council – Planning Services