WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC – Highways Authority
DATE:	14 November 2024
LOCATION:	157 Pavilion Road, Worthing, BN14 7EG
SUBJECT:	AWDM/1343/24 Change of use from small house in multiple occupation (C4) to a 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 proposal is for the change of use from small house in multiple occupation (C4) to a large house in multiple occupation (sui generis). The site is located on Pavilion Road, an unclassified road subject to a speed restriction of 30 mph.

The proposed change of use to a large house in multiple occupation is not anticipated to give rise to a material intensification of movements to or from the site.

No parking is proposed, as per the existing arrangement. Under WSCC Parking Standards, the LHA would expect the proposed HMO use to generate a parking demand of one car parking spaces. As such, vehicular parking would have to be accommodated on-street.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the nil car parking provision would lead to a highway safety concern or parking capacity issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated in a sustainable location whereby residents shouldn't need to rely on the private car.

The applicant has demonstrated a cycle store, which will provide secure cycle parking provision in accordance with WSCC Parking Standards.

The site is situated in a sustainable location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Tarring Road. West Worthing Train Station is situated approximately 650m west of the site.

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 115), 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:

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Liz Corcoran
West Sussex County Council – Planning Services