WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	Highways, WSCC
DATE:	10/07/2024
LOCATION:	174 Tarring Road, Worthing, BN11 4HG
SUBJECT:	AWDM/0802/24 Conversion of 6 Bedroom Classs C4 HMO into 7 Bedroom sui generis HMO (no external alterations).
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the conversion of a six-bedroom HMO to a seven-bedroom HMO (Class C4). The site is located on Tarring Road, an A-classified road subject to a speed restriction of 30 mph.

No vehicular access is associated with this site, whilst pedestrian access will remain as existing. The LHA does not anticipate that the addition of one bedroom would give rise to a significant material intensification of movements to or from the site.

Vehicular parking would have to be accommodated on-street, as per the existing arrangement. 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.

The plans demonstrate the use of the front yard for the parking of bikes. Whilst I appreciate that this is likely the existing arrangement, the LHA advises that bike storage should ideally be covered and lockable. The LPA may wish to seek this implementation if there is space within the site to do so, to promote the use of sustainable transport methods.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services