

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC – Highways Authority
DATE:	2 July 2026
LOCATION:	5 Birkdale Road, Worthing, BN13 2QY
SUBJECT:	AWDM/0706/26 Demolition of existing garage & outbuildings and construction of a 3-bedroom detached house with associated car parking and landscaping.
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 demolition of existing garage & outbuildings and construction of a 3-bedroom detached house with associated car parking and landscaping. The site is located on Birkdale Road, an unclassified road subject to a speed restriction of 30 mph.

The existing access onto Birkdale Road is to be closed off, and the applicant proposes a new access for each of the dwellings. 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 accesses, and the existing access has operated with no known safety concerns. The LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

The applicant proposes four car parking spaces for this development, consisting of two parking spaces for each dwelling. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least four car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking spaces are suitably sized. 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. The applicant has demonstrated an outbuilding to the rear of each dwelling, 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. The site is also well connected by public transport and cycling is a viable option in the area.

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:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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