

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	27 February 2026
LOCATION:	39 Brighton Road Worthing West Sussex BN11 3EF
SUBJECT:	AWDM/0103/26 Shopfront alterations to include separate residential entrance; change of use of part of ground floor from retail and first floor residential unit to small house in multiple occupation (Use Class C4); replacement windows, new rear door and other associated alterations including refuse stores and cycle spaces (Nos 39, 39A and 39B)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

History

The Local Highway Authority has been consulted on a similar proposal at this location under AWDM/1119/25 for *Change of use of rear ground floor to residential and conversion of two flats to form two small houses in multiple occupation (Use Class C4) facilitated by rear dormer roof extension, front rooflights, solar PV panels, shopfront alteration and other associated alterations (39 and 39A Brighton Road)*. No highway safety concerns were raised to this proposal from a highways perspective however the application refused by the LPA on matters unrelated to highways safety.

Comments

This application seeks change of use of rear ground floor to residential to provide a 4-bedroom HMO and a one bed flat. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph.

The property has a single associated vehicle parking space to the rear, this is accessed via Warwick Gardens to Whyke Avenue, an E classified route. The planning statement outlines that this space may be used by residents of the HMO, it is unclear whether this would be assigned to a single resident or would be a communal parking space.

Pedestrian access for members of the public to the commercial unit will remain as existing. Pedestrian access for the ground and first floor units will be via an access from the rear of the property, whilst access for the second and third floor will be via a pedestrian access from Brighton Road.

There are comprehensive parking restrictions in place on the nearby roads prohibiting vehicles from parking in places that would be detrimental to highway safety. The site is situated in a sustainable location in Worthing that is well accessible on foot, by cycle and public transport.

For a HMO WSCC cycle parking standards outline that 1 space per unit should be provided- therefore 4 cycle parking spaces would be sufficient to serve the HMO. It does not appear that the flat has been awarded a cycle parking provision, the applicant should incorporate a provision to serve all proposed residents. The applicant has demonstrated that two Sheffield stands will be provided, this results in 4 cycle parking spaces being achievable.

The cycle parking should take the form of a secure and covered arrangement to ensure the provisions are desirable for any future residents.

The cycle parking details can however be secured via a condition as advised below.

The LHA does not anticipate that the proposed change of use would generate a severe material increase in vehicular movements to or from the site. Alternatives to the use of a car are proposed and are available by means of public transport in the nearby area. The site is situated in close proximity to local shops and amenities which reduces the reliance on the use of a car for some journeys.

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 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:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with WSCC guidance and 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.

Jodie Wilkes
West Sussex County Council – Planning Services