WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC – Highways Authority
DATE:	19 November 2024
LOCATION:	5 Wisden Court, Findon Road, Worthing, BN14 0DE
SUBJECT:	AWDM/1034/24 Conversion of three-bedroom flat into two one-bedroom flats for older (retirement) residential purposes.
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 conversion of three-bedroom flat into two one-bedroom flats for older (retirement) residential purposes. The site is located on Findon Road, an A-classified road subject to a speed restriction of 40 mph in this location.

There are no proposed changes to the existing access arrangements or communal parking area. This proposal is not anticipated to result in a material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals three recorded collisions within the vicinity of the site. However, these were not attributed to the use of the site access or site operation. Therefore, there is no evidence to suggest the site access has been operating unsafely, or that its continued use would exacerbate an existing safety concern.

The WSCC Car Parking Demand Calculator indicates that both the existing three-bad flat and proposed 2no. one-bed flats would require at least 3 car parking spaces. As such, no concerns are raised regarding a change in the level of parking provision.

From inspection of the plans, the parking bays within the communal parking area are suitably sized and on-site turning appears achievable. Any overspill parking would have to be accommodated on-street. The LHA does not anticipate that this would give rise to a highway safety concern or parking capacity issue in this instance, but the LPA may wish to consider the potential impacts from an amenity point of view.

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.

Liz Corcoran
West Sussex County Council – Planning Services