

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC – Highways Authority
DATE:	21 April 2026
LOCATION:	49 Poulters Lane, Worthing, BN14 7ST
SUBJECT:	AWDM/0407/26 Conversion of undercroft to habitable space with front porch and rear extension. Retention of gates to highway entrance (Part-retrospective).
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 conversion of undercroft to habitable space with front porch and rear extension. Retention of gates to highway entrance (Part-retrospective). The site is located on Poulters Lane, an A-classified road subject to a speed restriction of 30 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

There are no apparent visibility concerns at the existing access point. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

From inspection of the plans, the gates are set back 1m from the footway. Typically for access gates the LHA would request that gates be set back at least 5m from the carriageway edge, to allow for cars to pull in and wait whilst the gates are in operation. The footway width in this location would allow for a car to be partially removed from the carriageway. Nevertheless, any obstruction of the public highway whilst the gates are being operated would be considered to be temporary in nature and given the context of the road in this location, would not be anticipated to result in a highway safety concern.

A single-bay undercroft garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing drive to the front of the property is to be retained with provision for 1-2 cars.

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.

Liz Corcoran
West Sussex County Council – Planning Services

