WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	22 October 2025
LOCATION:	34 Lyndhurst Road Worthing BN11 2DF
SUBJECT:	AWDM/1250/25 Change of use of part ground floor and first floor from retail (Use Class E) to house in multiple occupation (Sui Generis); roof extensions including rear dormer and front roof lights.
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 change of use of part ground floor and first floor from retail (use class E) to house in multiple occupation (Sui Generis); roof extensions including rear dormer and front roof lights. The site is located on Lyndhurst Road, a C-classified road subject to a speed limit of 30mph.

The existing retail floorspace will be reduced to 17.2sqm. The proposed retail site will be accessed via foot only, with no vehicular access or parking provision. A controlled parking zone operates to the front of the site, providing a two-hour parking limit, or permit holder parking. The LHA would not raise any highways safety or capacity concerns to the proposed reduction in retail floorspace.

The proposed HMO will comprise of 6 bedrooms. The LHA anticipates that HMOs could generate a parking demand of one space per bedroom, a total of 6 spaces for this proposal. The proposed plans indicate that two parking spaces will be provided to the rear of the site for the HMO use, as such there could be an overspill demand of 4 spaces. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detriment to highway safety. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The Planning Authority may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.

Weight is also given to the fact that the site is sustainably located within walking distance of the centre of Worthing, providing a number of local shops and services and transport links. The LHA would expect that secure and covered cycle storage be provided for the proposed HMO use to encourage sustainable transport methods and reduce reliance upon the private car. Details of this can be secured via condition.

Conclusion
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 conditions and informative 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.

Informative:
Residents Parking Permits in Controlled Parking Zones (CPZs)
The applicant and potential future occupiers of the development are advised that future tenants/homeowners may not be entitled to purchase Resident or Visitor Permits that entitle users to park on-street in the roads around the development site. Alternatively, Non-Resident permits may be available in some roads where capacity allows or some tenants/homeowners may have to join a waiting list before permits are issued. Eligibility for permits will be in accordance with existing WSCC parking policy and procedures. Tenants/homeowners are advised to contact the local District/Borough Parking Services Team for further clarification. Further information and key questions and answers about how Controlled Parking Zones work can be found here:
https://www.westsussex.gov.uk/roads-and-travel/parking/residents-parking-schemes/how-parking-schemes-work/

Nicola Elliott
West Sussex County Council – Planning Services