

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Finlay Gardner
FROM:	WSCC – Highways Authority
DATE:	22 October 2025
LOCATION:	97 Pavilion Road Worthing West Sussex BN14 7EG
SUBJECT:	AWDM/1287/25 Change of use from dwellinghouse (Class C3), to seven bedroom House in Multiple Occupation (Sui Generis); roof extensions comprised of rear dormers and front rooflights.
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 from dwelling to seven-bedroom House in Multiple Occupation (Sui Generis); roof extensions comprised of rear dormers and front rooflights. The site is located on Pavilion Road, an un-classified road subject to a speed limit of 30mph.

The proposed HMO will comprise of 7 bedrooms. The LHA anticipates that HMOs could generate a parking demand of one space per bedroom, a total of 7 spaces for this proposal. A nil parking provision is proposed for this development. On-street parking on Pavilion Road is unrestricted. 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 nil 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 both Worthing and West Worthing train stations, 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 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 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.

Nicola Elliott
West Sussex County Council – Planning Services