

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC – Highways Authority
DATE:	19 December 2025
LOCATION:	94 Marine Crescent Worthing West Sussex BN12 4JH
SUBJECT:	AWDM/1520/25 Subdivision of existing dwelling plot to provide 2 bedroom chalet bungalow style detached house in rear garden with parking accessed off St John's Avenue
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 subdivision of existing dwelling plot to provide 2 bedroom chalet bungalow style detached house in rear garden with parking accessed off St John's Avenue. The site is located on St John's Avenue, an un-classified road subject to a speed limit of 30mph.

The proposed dwelling will be accessed via a new vehicular crossover (VCO) from St John's Avenue. Details of the proposed VCO have not been provided, however details can be secured via condition. Any new VCO works would be subject to a licence from the Area Engineer and must be constructed to a specification agreed with them. An informative is included below. Visibility at the proposed access appears sufficient for the anticipated road speeds in this location.

The proposed dwelling will be provided with two parking spaces, considered sufficient for a dwelling of this size and location.

The site is sustainably located within an existing residential area, within walking distance to bus stops providing access to Worthing town centre, Brighton and Littlehampton. Cycling is a viable option within the vicinity and secure and covered cycle storage is proposed for the dwelling.

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:

Access (details required, access provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

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 the approved plan.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Nicola Elliott

West Sussex County Council – Planning Services