

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Peter Barnett
FROM:	WSCC – Highways Authority
DATE:	16 July 2026
LOCATION:	Whitecliff Lodge, Honeysuckle Close, Lancing, West Sussex, BN15 0PF
SUBJECT:	AWDM/0788/26 Demolition of existing garage and erection of a 1-bedroom 2-person bungalow.
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 demolition of existing garage and erection of a 1-bedroom 2-person bungalow. The site is located on Honeysuckle Close, a private road, consequently these comments are for your advice only. Honeysuckle Close adjoins the public highway at Firle Road, an unclassified road subject to a speed restriction of 30 mph in this location.

From inspection of the plans, there will be changes to the access onto Honeysuckle Close for the proposed car parking spaces. As Honeysuckle Close is privately maintained, any proposed access works will be subject to formal approval from the road's proprietor.

There are no apparent visibility concerns at the existing access onto the publicly maintained highway at Firle Road and it is unaffected by the proposals. As this application is for a single dwelling only, the LHA does not anticipate that the proposed development would give rise to a significant material intensification of movements to or from the site.

A single-bay 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 due to the loss of the garage.

The applicant proposes two car parking spaces for the new dwelling. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, the proposed parking bays are suitably sized but onsite turning appears unachievable, so cars may have to exit the site in reverse gear. Two of the parking bays for the existing dwelling are positioned parallel to the carriageway. The LHA notes that under MfS specifications, car parking spaces positioned parallel to the carriageway should be 2m x 6m, to allow for manoeuvring space. So, the applicant may wish to check that they have the space available for the parallel parking bays to be 2m x 6m. Regarding cycle parking, the applicant has demonstrated a cycle store, which will provide secure cycle parking provision in accordance with WSCC Parking Standards.

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 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.

Liz Corcoran
West Sussex County Council – Planning Services