WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	Highways, WSCC
DATE:	23/04/2024
LOCATION:	33 Oxford Road, Worthing
SUBJECT:	AWDM/0429/24 Retrospective Change of use of ground floor from Class E (shop/office) to 1no. residential dwelling (Class C3) with associated changes to replacement doors and windows to North Elevation.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the retrospective change of use of ground floor from Class E to Class C3 to provide one residential dwelling, with associated changes. The site is located on Oxford Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application AWDM/1375/23, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

For the current application, the proposals appear not too dissimilar from that of the previously refused application at this site. There is no vehicular access point associated with this site. The proposed change of use would not be anticipated to give rise to a material intensification of movements to or from the site.

No vehicular parking is proposed – as such, vehicular parking would have to be accommodated on-street or within nearby paid-for provision. The LHA would not anticipate that this would lead to a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Regarding cycles, the plans demonstrate existing secure cycle parking provision for use by the proposed dwelling.

In summary, 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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services