West Sussex County Council - Planning Consultation Response

To: Adur & Worthing Councils
FAO: Finlay Gardner
From: WSCC - Highways Authority

Date: 27 October 2026

LPA Reference: AWDM/0059/26

Location: 14 - 16 Portland Road
Worthing
West Sussex
BN11 1QN
Proposal: Replacement retractable awning, replacement of the existing extraction system and installation of glazed windbreak to the front seating area.

Date of Site Visit: N/A
Recommendation: Advice / Modification

I refer to your consultation in respect of the above planning application and would provide the following comments.

Portland Road is a pedestrianised route in central Worthing. The site appears to already benefit from the use of the pedestrian footway fronting the property, for the positioning of additional tables and chairs. The proposal seeks a replacement awning and installation of a windbreak; these appear to be the same dimensions as the existing. The furniture and equipment should be removable/temporary to accommodate for such instances where maintenance may be required on the publicly maintained highway, and it is required to be cleared away.

Projecting signs, lights or awnings that may protrude over the maintained highway (such as a shop sign attached to a building's frontage that overhangs an abutting footway) can be permitted by WSCC under a Section 177 Licence, of the Highways Act 1980.
For these to be permitted, there must be a minimum of 2.4m height clearance between the footway level and the underside of the projecting sign. In addition, the outer edge of the sign should be no closer than 500mm from vertical projections at the carriageway edge. This is to ensure that there is suitable clearance around the signs and to prevent them being struck by road users and causing accident or injury.

It appears that the proposed sign oversailing the highway would be below the 2.4m minimum height threshold in this location and could pose a risk to pedestrians. The applicant is requested to reconsider the signage height and ensure the awning also adheres to WSCC policies.

Should the applicant require additional guidance, they are advised to contact WSCC on 01243 642105 or email street.works@westsussex.gov.uk who deal with the S177 License process.

Once the above has been addressed, please re-consult.

Jodie Wilkes
West Sussex County Council – Planning Services (Highways)