

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO:
FROM:	WSCC – Highways Authority
DATE:	4 September 2026
LOCATION:	39B Brighton Road, Worthing, BN11 3EF
SUBJECT:	AWDM/0926/26 Rear dormer extension, removal of rear chimney and rooflights to front roofslope (part-retrospective).
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 a rear dormer extension, removal of rear chimney and rooflights to front roof slope. The site is located on Brighton Road, an A-classified road subject to a speed restriction of 30 mph.

The application is part-retrospective with work beginning on 08/06/2026. The LHA previously provided consultation advice for this site for permitted application AWDM/0103/26, raising no highway safety concerns.

No alterations are proposed to the existing vehicular access or parking which is at the rear and accessed via Whyke Avenue. The LHA does not anticipate that the proposals would generate a severe material intensification in vehicular movements to or from the site.

One car parking space is to be retained to the rear. Under WSCC parking standards a development of this size in the location would be expected to require at least four car parking spaces. Therefore, any overspill vehicular parking would have to be accommodated on street or in nearby car parks.

There are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposed shortfall in car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated within a sustainable town centre location, within walking distance of public transport links and public car parks.

The Planning Statement states that four cycle spaces are to be provided for HMO use, and an additional cycle parking space will be provided for the two-bedroom flat. The submitted plans demonstrate that two cycle stands will be provided, this results in four cycle parking spaces being achievable although it is unclear if these cycle spaces will be covered. Therefore, the applicant should demonstrate that five secure, covered cycle parking spaces be provided to promote sustainable travel options.

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 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 WSCC guidance and 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