

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Rebekah Hincke
FROM:	WSCC – Highways Authority
DATE:	9 March 2026
LOCATION:	Nepcote Chase 7 Links Road Worthing West Sussex BN14 9QY
SUBJECT:	AWDM/0186/26 Conversion of existing garage block to residential use: In conjunction with existing dwelling house
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

West Sussex County Council was consulted previously on Highways Matters for this location under planning applications AWDM/1916/19 and AWDM/1855/22 which also sought an approval for conversion of existing garage block to residential, to be used in conjunction with existing dwelling. No highways objections were raised to these proposals.

Links Road is a privately maintained highway and consequently these comments are for your advice only.

In principle, we would not foresee any issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activities may occur, it is considered unlikely that any adverse impacts will result from this proposal. There are no concerns with visibility or congestion at the access onto the maintained highway. Warren Road to the south is part of the A27 and not maintained by WSCC- therefore the LPA may wish to discuss these proposals with National Highways. I note a single recorded collision at the point of access, however this has been attributed to driver error and not considered as a result of any defect with the functionality of this access.

Although at this time it is unclear how many bedrooms are present within the host dwelling to ascertain the existing demand, it appears that sufficient parking is available within the existing parking area, to accommodate for the new dwelling. There appears also, space for a turn on site to emerge onto the highway network in a forward gear. The site is served with an in-out access arrangement which appears to function with no known safety concerns.

The garage measures circa 2.55 x 5.50m which does not comply with the current WSCC minimum standards for garage dimensions, which is of 3m x 6 m (including space for cycle storage) per single garage, as stated in Manual for Streets. However, it is appreciated that the garage is existing, therefore it may be possible to accommodate an average sized vehicle and for cycles to be stored elsewhere on the site. The proposed conversion will be associated with the main dwelling and will not be considered a separate unit in its own right. Visitors who would likely make use of this residential space therefore may be existing visitors to the property who would instead of staying within the host dwelling- be accommodated within the new residential space, resulting in the same/similar impact on the highway network.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 116), and there are no known transport grounds to resist the proposal. The applicant is advised to also contact the proprietor of Links Road regarding the development proposals for any formal approvals.

If the LPA are minded to approve this proposal a condition securing vehicular parking and cycle parking should be included.

Jodie Wilkes
West Sussex County Council – Planning Services