

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC – Highways Authority
DATE:	9 March 2026
LOCATION:	35 Robson Road Worthing BN12 4EE
SUBJECT:	AWDM/0199/26 Proposed single storey front extension and conversion of garage.
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.

The proposal is for a garage conversion and extension to create a downstairs office at 35 Robson Road.

The existing garage in its current format is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore, this existing garage space does not count toward the overall parking provision. Currently there is frontage parking at the property for 2 vehicles, and this same provision is proposed to be retained to serve the dwelling and garage conversion.

The proposed additional floor space provides an office for the property. This does not raise the number of bedrooms within the dwelling. The number of bedrooms within a property is a factor in measuring how many parking spaces are required to support the likely demand.

From scaling the plan and measuring the available space within the frontage hardstanding, the extension to the front of the property would leave sufficient space for two spaces to be retained.

The additional residential floorspace and conversion proposed would therefore not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking.

On street parking is an existing practise in Robson Road, there is also the possibility for this to accommodate for any overspill generated by the proposal. It is possible that the loss of the garage space will result in the loss of opportunity for cycle parking, therefore the LPA may wish to establish whether a cycle parking condition would be justified alongside any permission of this proposal.

The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services