

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Hannah Barker
FROM:	Highways, WSCC
DATE:	27/05/2026
LOCATION:	2 The Marlinespike, Shoreham-By-Sea, BN43 5RD
SUBJECT:	AWDM/0482/26 Conversion of existing detached single garage to granny annexe / home office, ancillary and incidental to the use of the main dwelling. (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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed conversion of existing garage to granny annexe / home office, ancillary to the use of the main dwelling. The proposals are retrospective, with the Application Form stating the works commenced on 01/08/2025.

The site is located on The Marlinespike, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to existing vehicle access arrangement as part of this application. The proposed development is not anticipated to give rise to a material intensification of use of the existing access.

The proposals will result in the loss of a garage for vehicle parking. However, the site benefits from existing off-street parking provision, which is to be retained, and this appears of sufficient size to provide 2-3 off-street car parking spaces. This would be considered suitable parking provision for a dwelling of this size and location under WSCC Parking Standards. As such, no concerns would be raised in this regard.

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.

Kyran Schneider
West Sussex County Council – Planning Services