

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jo Morin
FROM:	WSCC – Highways Authority
DATE:	8 May 2026
LOCATION:	34 Bellview Road, Worthing, BN13 1HA
SUBJECT:	AWDM/0475/26 Change of use from Use Class C4 (small house in multiple occupation) to a sui generis house in multiple occupation.
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 application is for the proposed change of use from Use Class C4 (small house in multiple occupation) to a sui generis house in multiple occupation. The site is located on Bellview Road, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing vehicular access arrangement. The addition of a seventh HMO bedroom is not anticipated to give rise to a significant material intensification of use.

The site will retain one car parking space; the LHA would expect at least three car parking spaces to serve an HMO of this size under WSCC Parking Standards. Therefore, some car parking may need to be accommodated on-street.

Whilst on-street parking is limited in the immediate vicinity, 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 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 location, within walking distance of public transport links.

No details have been given regarding cycle parking. The LHA would request that secure and covered cycle storage be provided if there is space within the site, to promote sustainable travel.

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.

Liz Corcoran
West Sussex County Council – Planning Services