WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Jackie Fox
FROM:	WSCC – Highways Authority
DATE:	1 August 2024
LOCATION:	14 Warwick Road, Worthing, West Sussex, BN11 3ET
SUBJECT:	AWDM/0777/24 Conversion of the existing basement into a one bedroom flat with new windows and door
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 the conversion of the existing basement into a one-bedroom flat with new windows and door. The site is located on Warwick Road, an unclassified road subject to a speed restriction of 30 mph.

No vehicular parking is to be provided for this development. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least one car parking space. Consequently, vehicular parking would have 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 proposed nil 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 site is situated in a sustainable town centre location within walking/cycle distance of local services and amenities. Cycling is a viable option in the area. The site is also well connected by public transport, with regular buses available from Brighton Road. Worthing Train Station is situated approximately 1.5km north-west of the site.

The applicant has not provided details of cycle parking. Cycling is a viable option in the area and the applicant is advised to provide secure cycle parking provision in accordance with WSCC Parking Standards if there is space within the site to do so.

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 115), 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 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