WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Adur & Worthing Councils FAO: Louise Prew
FROM:	WSCC – Highways Authority
DATE:	8 April 2024
LOCATION:	30 York Road, Worthing, West Sussex, BN11 3EN
SUBJECT:	AWDM/0382/24 Change of Use of First Floor from Office (Use Class E) to Photographic/Film Studio (Sui generis)
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.

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

The proposal is to change the first floor use at 30 York Road, Worthing, from Office use to photographic/film studio. The ground floor use at the property is currently assigned to the storage of classic cars, which makes use of 6 parking spaces within the ground floor of the building. There is no assigned parking to the first floor office use currently.

Given the nil parking provision at the property for the associated use, it is considered that any users of the studio would need to be accommodated on street or with alternative transport. York Road is subject to parking restrictions in the form of permit holder only parking from Monday – Saturday, 9am – 6pm. York Road adjoins Marine Parade to the south, pay and display parking bays are located along the seafront at this point. Furthermore multi-storey car parks are sited further west on Marine Parade and north east of the site at High Street multi-storey. Regular bus services operate along Marine Parade which offers alternatives to the use of a car for visitors of the site.

It is not considered that the change of use would generate a severe material increase in movements over that potentially generated by the existing office use. Trips would not be anticipated to be wholly during the network peak hours, it is considered that associated trips may be spread throughout the day given the nature of the use. There are no known capacity concerns within the vicinity of the site, however the LPA may wish to consider any known existing pressures when assessing the proposal.

The Local Highway Authority does not consider that the proposed change of use from offices to a Photography/Videography Studio 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.

Jodie Wilkes
West Sussex County Council – Planning Services