

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Hebe Smith
FROM:	WSCC – Highways Authority
DATE:	14 May 2026
LOCATION:	54 Richmond Avenue Bognor Regis PO21 2YF
SUBJECT:	BR/21/26/PL Change of use of dwelling to an 8 bed HMO to include a single storey rear extension, loft conversion with dormer. This application is in CIL Zone 4 (Zero Rated) as other development.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	No Objection

West Sussex County Council (WSCC), in its capacity as Local Highway Authority (LHA), have been consulted on the full planning application BR/21/26/PL with regards to highway safety and capacity considerations. The application is supported by Design and Access Statement (DAS) and associated plans.

The proposal is for change of use of the dwelling to an 8 bed HMO to include a single storey rear extension, loft conversion with dormer. The site is accessed via Richmond Avenue which is a 'D' classified road subject to 30mph speed limit. There are no proposed alterations to the existing access arrangements. Data supplied to WSCC by Sussex Police over a period of the past five years reveals no recorded injury incidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

There is no additional car parking provided for the proposed use. WSCC would accept this arrangement given the site's location in a sustainable area. Many local shops, amenities and bus stops are within walking distances. The nearest train station is Bognor Regis which is approximately within a mile's distance. Safe and secure cycle parking provision for 6 bicycles is made within the curtilage of the building to encourage sustainable travel.

The Local Highway Authority (LHA) will only consider the impact of overspill parking from a safety perspective. Matters of amenity would be a matter for the consideration of the Local Planning Authority. While it is likely that some overspill parking may occur, it is not considered that this would be detrimental to highway safety. Therefore, there are no transport grounds to resist this proposal.

If the LPA are minded approving the application, the following condition should be applied:

Condition*Cycle Parking*

No part of the development shall be first occupied until secure cycle parking spaces have been provided in accordance with plans and details 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.

Roopa Bilichodmath
West Sussex County Council – Planning Services

PL- Consultation- WSCC Highways response

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
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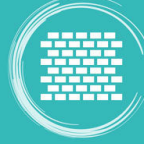
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Please could the attached response be distributed to the relevant case officer.

Regards

Roopa Bilichodmath

Please do not reply directly to this email.

Any formal reconsultation on the application should be directed to [REDACTED] but the responding officer can be contacted directly via email if there are any questions relating to this response.

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