

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

<b>TO:</b>	Horsham District Council FAO: Sam Nye
<b>FROM:</b>	Highways, WSCC
<b>DATE:</b>	14/10/2025
<b>LOCATION:</b>	Unit 1, 7 Littlehaven Lane, Horsham, RH12 4JF
<b>SUBJECT:</b>	DC/25/1594 Erection of a first-floor extension for residential use above the existing commercial premises.
<b>DATE OF SITE VISIT:</b>	N/A
<b>RECOMMENDATION:</b>	Advice
<b>S106 CONTRIBUTION TOTAL:</b>	£N/A

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

### Summary and Context

This application seeks the construction of a first-floor extension above existing commercial premises to provide one residential dwelling. The site is located on Littlehaven Lane, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) was previously consulted regarding highway matters for this site for similar application DC/24/0314 (*Construction of a new first floor for residential use (as 1 self-contained dwelling) above the existing commercial premises*), of which no highway safety or capacity concerns were raised. This application was withdrawn.

### Access and Visibility

The existing access point on Littlehaven Lane will be utilised, with no alterations proposed to this arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on to Littlehaven Lane. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use of this existing access point.

### Parking and Turning

Car parking for the proposed dwelling will take place within the site on existing hardstanding, as well as a new double stacked garage with lift. The LHA is satisfied that there is sufficient parking within the site to serve the proposed dwelling in accordance with WSCC Parking Standards. On-site turning appears achievable, allowing cars to exit in a forward gear.

I do note that the proposed garage falls short of Manual for Streets (MfS) specifications for single-bay garages of 3m x 6m. To be considered for vehicular/cycle parking provision, the applicant is advised to enlarge the proposed garage to 3m x 6m, to ensure modern sized cars can be accommodated inside. Notwithstanding this, the existing hardstanding encompassing the site exhibits enough space for parking to serve the proposed dwelling.

### Sustainability

The site is situated in a sustainable location in Horsham within walking/cycle distance of local services, amenities and public transport connections. Cycling is a viable option in the area, but no details of cycle parking provision have been provided. Cycling is a viable option

in the area and the LHA would request that secure cycle parking provision for at least two bicycles be provided in accordance with WSCC Parking Standards.

Conclusion

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.

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.

**Kyran Schneider**  
**West Sussex County Council – Planning Services**