

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSSC – Highways Authority
DATE:	5 February 2026
LOCATION:	3 Farriers Walk Horsham RH12 1DS
SUBJECT:	DC/26/0047 Conversion of garage to storage room and home office (Retrospective).
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

This proposal is for the conversion of garage into habitable living space. The site is located on Farriers Walk which at this time is not maintained by WSSC, consequently these comments are for your advice only. The nearest publicly maintained highway is at the A264 Southbound Roundabout to the south-west of the site; this is an A classified road subject to a speed restriction of 40 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. The garage dimensions are in line with WSSC minimum requirements for a garage space at 3m x 6m. Therefore, the proposals do represent a loss of a potential parking space at this location. Garage spaces count towards 0.5 of a space when considering the overall parking provision at a property. The existing driveway is to be retained which facilitates two vehicles parking off street. The number of associated bedrooms at no 3 Farriers Walk is unknown, and therefore it is not possible to ascertain the parking demand generated by this property. The LPA may wish to consider the proposals from an amenity perspective, however.

Space for storage is retained within the rear portion of the garage building; this could facilitate space for secure and covered cycle storage.

The LHA does not consider that the loss of this parking provision 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.

Jodie Wilkes
West Sussex County Council – Planning Services