WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Marie Riggs
FROM:	WSCC – Highways Authority
DATE:	13 November 2024
LOCATION:	38 Churchill Way, Horsham, RH12 3TZ
SUBJECT:	DC/24/1633 Conversion of garage into habitable living space.
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 garage into habitable living space. The site is located on part of Churchill Way, which is a private road, consequently these comments are for your advice only. This private part of Churchill Way becomes public highway at the nearest junction and here it is an unclassified road subject to a speed restriction of 30 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 double-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for double-bay garages of 6m x 6m as outlined in Manual for Streets. As such, the LHA would not have considered it for vehicular parking provision, as it is likely only large enough to accommodate smaller cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 2 cars.

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.

Liz Corcoran
West Sussex County Council – Planning Services