WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	13/05/2024
LOCATION:	60 Goring Road, Steyning, BN44 3GF
SUBJECT:	DC/24/0624 Variation to conditions 1, 7, 8, and 9 of previously approved application DC/18/1661 (Amendment of Condition 1 to previously permitted application DC/17/2567 (Demolition of existing two-storey dwelling and erection of two new semi-detached dwellings, with associated parking and landscaping.) To allow for minor design changes. External south-west wall and windows amended) Variation sought to allow for minor revised car parking design.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

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

This application seeks the variation of Conditions 1, 7, 8 and 9 of previously approved application DC/18/1661, to allow for a revision to the car park design. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application DC/18/1661, raising no highway safety concerns.

The plans demonstrate a revised access and parking arrangement. Both plots are proposed to be provided with separate access points. Visibility for the two proposed access points appear comparable with that of the existing, and there are no apparent visibility concerns with the proposed points of access on Goring Road.

The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

Both plots will be provided with two car parking spaces, positioned perpendicular to the highway. Such positioning means cars may have to reverse out of the site, but this would not be anticipated to give rise to an adverse highway safety impact in this location – Goring Road benefits from good forward visibility, and neighbouring properties operate similar access arrangements with no known safety concerns.

In summary, 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.

If the LPA are minded to approve the application, the following informative should be applied:

Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services