WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	02/04/2024
LOCATION:	8 Thistle Way Southwater West Sussex RH13 9GX
SUBJECT:	DC/24/0268 Removal of Condition 7 of previously approved application SQ/91/92 relating to use of garages for business, trade or professional purposes.
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 application seeks removal of Condition 7 of SQ/91/92 relating to use of garages. This site is located on Thistle Way, an un-classified road subject to a speed limit of 30mph.

The LHA provide comments in regard to this application under the assumption that should the removal of this condition be successful, that it would only apply to the property in question, and not to all properties on the development. If this is not the case, the LHA would request clarification and re-consultation on the matter.

The LHA are not clear whether the removal of this condition would then require a subsequent application to be submitted for the proposed conversion of the garage to a habitable room, or whether conversion would be permitted automatically once the condition is removed. In the case that the conversion of the garage is subject of this application, the LHA provide the comments below.

No plans have been provided demonstrating the existing and proposed floor plans. The conversion of the garage would result in the loss of one parking space for the dwelling. On the assumption that the garage conversion would result in a four-bedroom dwelling, the WSCC parking demand calculator would anticipate that a minimum of three parking spaces would be required for a dwelling of this size and location. There appears to be sufficient space on site for three vehicles to park and turn and as such the LHA would not raise any concerns to the conversion of the garage.

The Local Highway Authority 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. However, as above, please do re-consult if clarification is needed regarding the scope of matters to be considered within this application.

Nicola Elliott
West Sussex County Council – Planning Services