WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	WSCC – Highways Authority
DATE:	20 March 2024
LOCATION:	176 Crawley Road, Horsham, RH12 4EU
SUBJECT:	DC/23/2255 Resurfacing of access to the side of the dwelling and erection of a replacement boundary walls including the extension of the residential curtilage (Retrospective).
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 the retrospective resurfacing of access to the side of dwelling and erection of replacement boundary walls, including extension of residential curtilage. The Application Form states that works commenced on 25/09/2023.

I have had the submitted plans inspected by our Highway Boundary Team and they have confirmed that the proposed extension of residential curtilage does not encroach into the maintained highway boundary.

The replacement boundary walls are not anticipated to adversely impact vehicular/pedestrian visibility in this location. In addition, the use of footways in Manor Fields and Lancing Court do not appear to be obstructed by the proposals.

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.

Kyran Schneider
West Sussex County Council – Planning Services