WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	20 March 2024
LOCATION:	67 Furners Mead, Henfield, BN5 9JA
SUBJECT:	DC/24/0344 Demolition of existing sunroom and erection of a front porch extension, single storey rear extension, garage conversion and changes to fenestration.
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 demolition of existing sunroom and erection of various extensions with conversion of existing garage. The site is located on Furners Mead, an unclassified road subject to a speed restriction of 30 mph.

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

One existing garage bay is to be converted to habitable space, whilst the other garage bay is to be reduced in depth to a point likely too small for the parking of a car. Therefore, in essence the proposals will result in the loss of two car parking spaces. However, it is worth noting that the existing garages would not be considered for parking provision by the LHA, as they do not meet Manual for Streets (MfS) specifications (3m x 6m). It is not unreasonable for the LHA to assume they are currently used for other purposes, such as storage. As such, no concerns are raised regarding loss of parking provision. An existing driveway with space for two off-street parking spaces is to be retained.

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