WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: William Omoma
FROM:	WSCC - Highways Authority
DATE:	27 October 2023
LOCATION:	Silver Copse, Castle Field, Steyning, BN44 3FF
SUBJECT:	DC/23/1804 Erection of a rear ground floor extension and front porch.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

At the point of access to Silver Copse, Castle Field is a private highway not maintained by WSCC. Consequently, these comments are for your advice only.

The nearest Publicly Maintained Highway is present to the south of Castle Field at De Braose Way. There have been no reported highways accidents or personal injury claims at the access to Castle Field, to flag any existing concerns with the operation of the road network at this point.

The proposal seeks to remove the existing garage to convert into the third bedroom and other associated residential living space. The existing garage does meet WSCC standards for a single garage parking space (6m x 3m) however the application form outlines that the parking arrangement is not due to change as a result of the proposal, which implies that this has not been used for a parking provision. Nevertheless, the opportunity for parking within this area exists and therefore the proposal would see a reduction in a single garage parking space (which accommodates for 0.5 of a parking provision). WSCC Parking Demand Calculator outlines that 3 spaces would be sufficient to serve a dwelling of this size in this location.

Sufficient parking space to serve the dwelling appears available within the frontage parking area of the dwelling with a turn to egress the site in a forward gear.

In principle, we would not foresee any issues with this proposal. A number of dwellings are already served from the access road and whilst a small rise in vehicle activity may occur from the addition of a third habitable room within the property, it is considered unlikely that any adverse impacts will result from this proposal.

On the information submitted there would appear to be no grounds to resist this application from a highway point of view.

Jodie Wilkes

West Sussex County Council – Planning Services