WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	WSCC - Highways Authority
DATE:	24 October 2023
LOCATION:	Viscount House, Star Road, Partridge Green, RH13 8RA
SUBJECT:	DC/23/1360 Erection of single storey front, side, and rear extensions. Installation of replacement roof including the provision of PV solar panels, and construction of 8no. new parking spaces.
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.

Summary and Context
This application is for the erection of a single-storey front, side and rear extensions with replacement roof and additional vehicular parking provision. The site is located off Star Road, an unclassified road subject to a speed restriction of 30 mph. Following an inspection of the submitted application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

Access and Capacity
No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a significant material intensification of use of the existing access point.

An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposals would exacerbate an existing safety concern.

Parking and Turning
The applicant proposes eight additional parking bays, bringing the site total up to 19 car parking spaces. From inspection of the plans, the proposed parking layout appears acceptable, and on-site turning appears achievable.

I do note that under WSCC Parking Standards for B2 Use, the site as proposed would require 33 car parking spaces, representing a shortfall of 14 car parking spaces. However, the LHA recognise that the site as existing would have required 28 spaces, representing a shortfall of 20 spaces. Therefore, whilst the proposals still do not meet WSCC Parking Standards, the proposals as a whole represent an improvement over the existing quantum of parking.

Conclusion
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 111), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services