WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC - Highways Authority
DATE:	12 March 2024
LOCATION:	Briar Patch, Hangerwood, Shermanbury, RH13 8HJ
SUBJECT:	DC/24/0092 Erection of a 2No. Bay open front garage
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.

This proposal is for the erection of a detached double-bay garage. The site is located on Hangerwood, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access or parking arrangement. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

I would note that the proposed garage does not meet the minimum internal specifications for a double-bay garage of 6m x 6m as outlined in Manual for Streets (MfS). The LHA would advise the applicant to consider increasing the depth of the garage to 6m to be considered for parking provision. Notwithstanding this, there appears to be ample room on the driveway to accommodate sufficient parking and turning space to serve the host dwelling.

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

Liz Corcoran
West Sussex County Council – Planning Services