

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	Highways, WSCC
DATE:	13/04/2026
LOCATION:	10 Roman Lane, Southwater, RH13 9AG
SUBJECT:	DC/26/0453 Conversion of garage to habitable living space and erection of a single storey rear extension to provide orangery connecting new habitable living space to living room.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed conversion of garage to habitable space and erection of a single-storey rear extension to provide orangery.

The site is located on Roman Lane, an unclassified road subject to a speed restriction of 30 mph. No alterations are proposed to the existing vehicle access arrangement. The LHA does not consider that the proposals would give rise to a material intensification of movements to or from the site.

The proposals will result in the loss of the garage for use as a parking space. The site does benefit from an existing driveway with provision for at least two cars. However, the loss of the garage may result in one car needing to be parked on-street as a result. The LHA does not anticipate that this would give rise to a highway safety issue, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Replacement provision for the storage of bicycles could also be sought if there will no longer be such provision on-site.

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

Kyran Schneider
West Sussex County Council – Planning Services