WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO:
FROM:	WSCC Highways - Public Rights of Way
DATE:	3 March 2025
LOCATION:	70 Church Lane Steyning BN44 3HP
SUBJECT:	DC/25/0046 Installation of roof lights to front elevation.
DATE OF SITE VISIT:	n/a
RELEVANT PUBLIC RIGHTS OF WAY NUMBER(S):	Footpath 2777
RECOMMENDATION:	No Objection
S106 CONTRIBUTION TOTAL:	n/a

Thank you for the opportunity to comment on the above numbered planning application. This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. In respect to the above planning application I would provide the following comments.

This application appears to be for the addition of two (2) velux style windows into the existing roof of a residential property. Should I have misunderstood the application in any respect then I reserve the right to reconsider my recommendation.

Footpath 2777 is a hard-surfaced Public Right of Way which additionally provides access to a number of private residential properties. The addition of these windows is unlikely to affect the PROW and my recommendation is one of 'No Objection'.

I would, however, draw the attention of the applicant to the following comments:

The path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and / or chemicals during any works. These will constitute an offence of obstruction under the Highways Act 1980.

Safe and convenient public access is to be available at all times across the full width of the PROW, which may be wider than the available and used route – advice on the legal width can be provided by the WSCC PROW Team. If this condition cannot be met then the path will need to be closed temporarily. The applicant must be advised there is no guarantee an application will be approved and that a minimum of 6 weeks is needed to consider an application.

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Rights of Way information is not definitive.

Steve Alexander
Access Ranger
Public Rights of Way
West Sussex County Council