

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	WSCC – Highways Authority
DATE:	24 March 2026
LOCATION:	14 Owl Close, Billingshurst, West Sussex, RH14 9XJ
SUBJECT:	DC/26/0192 Erection of a first-floor side extension over existing garage, and installation of an additional parking bay.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

The extension to the property will be accessed via Owl Close and the proposed parking bay is to be accessed from Oak Road; these are private roads. Consequently, these comments are for your advice only. The nearest publicly maintained highway is at the junction to the northeast at Marringdean Road. Marringdean Road is a C classified road subject to 30mph speed restrictions. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction with the public highway, onto the Marringdean Road. There is no evidence to suggest that the junction is operating unsafely, or that the proposed would exacerbate an existing safety concern. The proposals seek erection of a first-floor side extension over existing garage, and installation of an additional parking bay.

The additional bedroom has been outlined as creating space within the property to serve a maturing family member. The addition of a single bedroom at the property would not be considered to generate a material increase in vehicular movements on the highway over that already generated by this and other dwellings in the development.

The WSCC Parking Demand Calculator outlines that an additional bedroom at this property does not raise the parking demand over the current figure- of three parking spaces. The applicant has however proposed additional parking provisions along with this application. The property currently appears to accommodate 2 vehicles off street, plus a garage space which is considered sufficient in dimensions to accommodate an average sized vehicle.

The proposed parking bay appears to measure 5.8m with a 2.5m depth. There are 2.5m splayed edges to assist a manoeuvre to and from the space.

The applicant proposes to install a lockable bollard within the parking space to ensure that the this remains designated to the property, it has been outlined that the space will be sited on land within the applicant's ownership.

I can advise that the adjoining road, Oak Road, is unadopted and there are currently no known proposals for this to change. The applicant should therefore discuss these proposals with the proprietor(s) of Oak Road/ Owl Close, to gain formal approval for the access to parking as proposed. Parking bays are present in multiple locations within the development and there are no known concerns with this arrangement in practise.

The Local Highway Authority does not consider that the 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.

INFORMATIVE

The applicant is advised to contact the proprietor of Oak Road and Owl Close to obtain formal approval to carry out the site access works on the private lane.

Jodie Wilkes
West Sussex County Council – Planning Services