WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	24 June 2024
LOCATION:	41 Windmill Copse Pulborough RH20 4HB
SUBJECT:	DC/24/0688 Removal of existing outbuilding and garage and erection of a two storey side extension. Additional information has been received for this proposal.
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.

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

Amended Plans Received

The amended plans demonstrate a reduction in scale of the proposed extension. This has reduced the floorspace available within the associated garage. The garage previously measured 3m x 6m in line with WSCC standards for a single garage. The garage however now measures 6.9m x 2.7m which is below standard and therefore can now no longer count toward the available parking provision. It may be possible for a smaller vehicle to make use of the garage space; this may however also require use of the associated "workshop" space outlined within the plan.

The LHA considers however that the proposal overall represents an improved parking and turning area fronting the property and that if the garage parking was not workable, space would be available within the frontage of the site for parking to take place.

Conclusion

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 115), and that there are no transport grounds to resist the proposal. Should the LPA be minded to approve this application, please can the following conditions be sealed against it.

Conditions

Access (Access to be provided prior to first occupation)

No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled *Proposed Block Plan* and numbered DE1195/E/01 rev P2.

Reason: In the interests of road safety.

Access closure (Access Closure)

No part of the development shall be first occupied until such time as the existing vehicular access onto Windmill Copse has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Jodie Wilkes
West Sussex County Council – Planning Services