WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	WSCC – Highways Authority
DATE:	14 August 2025
LOCATION:	49 Onslow Walk Broadbridge Heath West Sussex RH12 3XJ
SUBJECT:	DC/25/1111 Part conversion of existing garage to create new garden room. Replacement of existing door and creating new window. Installation of partitioning and door to remaining garage.
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 proposal seeks to convert part of the existing garage serving 49 Onslow Walk, to create new garden room. Onslow Walk is currently privately maintained. Access to the publicly maintained highway is to the south at Old Guildford Road. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded injury accident at the junction of Weston Avenue and Old Guildford Road, However, from an inspection of the accident data it is clear that this was not due to any defect with the junction.

The existing garage in its current state adheres to WSCC standards for a single garage, these dimensions are 3m x 6m to serve an average sized vehicle and accommodate cycle parking. Therefore, this proposal will see the removal of a single parking provision at the property. Garage spaces count toward 0.5 of a single parking provision. Currently there is frontage parking at the property for 2 vehicles and this same provision is proposed to be retained to serve the dwelling and garage conversion.

The proposed conversion does not result in an additional bedroom for the property. The number of bedrooms that a property contains and considerations into the location of the dwelling are how the parking demand for a single dwelling is equated. Therefore, this proposal does not raise the parking demand of the property. The property currently generates the requirement for 3 parking spaces, and the proposal will result in 2 parking spaces to serve the property. The application form does outline that the garage is not currently in use as a parking provision, therefore may not immediately cause overspill parking to occur.
The LPA may also wish to consider on street parking from an amenity perspective.

There is the possibility for on street parking to accommodate for any overspill generated by the proposal. Storage is available within the remaining garage space which may accommodate for cycle storage. There are also bus services in operation along Old Guildford Road which provide connections to Dorking Station, Pulborough and Horsham.

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.

Jodie Wilkes
West Sussex County Council – Planning Services