

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	1 October 2026
LOCATION:	Chestnut Lodge Pondtail Road Horsham RH12 2NJ
SUBJECT:	DC/26/1344 Demolition of existing garage and erection of single storey ancillary annexe with associated landscaping.
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 is for the creation of an annexe in front garden of 1 Chestnut Lodge to serve a family member. The annexe would replace an existing garage/ store building. Pondtail Road is a C classified road subject to 30mph speed restrictions. The proposal does not change the existing parking arrangements, nor will the annexe provide standalone accommodation separate from the named dwelling.

The proposal would not be anticipated to generate a severe material increase in movements over that currently generated by the property. The annexe would be a 1-bedroom unit for a family member. It is not known how many rooms are present at the host dwelling however a single additional bedroom would not be considered to cause a detriment in terms of capacity on the local network. The WSCC Parking Demand Calculator outlines that one additional space may be required to serve a single annexe.

From the submitted plans it appears that the existing garage is only slightly substandard in size when compared against WSCC specifications for garage spaces. WSCC Standards outline that 3m x 6m is adequate for an average sized vehicle whereas the depth falls slightly short of this. It is possible that the garage could be used in its existing format, however the application form states it is currently un-used as there will be no alterations to the existing parking provision.

Currently there is frontage parking at the property which appears sufficient for two-three vehicles. These spaces are proposed to be retained to serve the dwelling and garage conversion.

Parking demand is established by the number of bedrooms within a property. The current number of bedrooms at the host dwelling is unknown and therefore it is not possible to work out the current demand generated by the property. This proposal will provide a single one-bed annexe, from consulting the WSCC Parking Demand Calculator, this would generate the requirement for a single additional parking space over the existing demand.

Parking sufficient to serve a minimum of three vehicles is available within the property red edge. There is also the possibility for on-street parking to accommodate for any additional overspill generated by the dwelling if required.

The LHA are unaware of any existing parking pressures within the vicinity of the site. The LPA may wish to observe this from an amenity perspective when considering the application. However, it is not considered that a single additional vehicle would cause a material change over the current parking arrangements. The property has off-street

parking, and any overspill parking could be made up via on street parking as appears an existing practise in this location.

The site is located within a sustainable location, within reasonable distance of local shops and amenities and within commuting distance of regular bus services which may seek to mitigate a reliance on the use of a car for some residents of the dwelling.

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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services