

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	WSCC – Highways Authority
DATE:	13 August 2026
LOCATION:	31 Brighton Road, Horsham, RH13 5BT
SUBJECT:	DC/26/1105 Erection of porch canopy, front garage outbuilding, new entrance gate with masonry piers and external cladding to dwelling.
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.

This application seeks the erection of porch canopy, front garage outbuilding, new entrance gate with masonry piers and external cladding to dwelling. The site is accessed from Brighton Road, an A classified road subject to a speed restriction of 30 mph.

Any gate mechanisms will need to be located within the site and not positioned within or overhanging the publicly maintained highway. It is unclear as to whether the gates will be automated or manually operated, there would be a preference for the gates to be automated at this location, to reduce the impact of waiting vehicles on the A281. Typically for vehicle access gates the LHA would request that gates be set back at least 5m from the carriageway edge, to allow for cars to pull in and wait whilst the gates are in operation. Clearly though there is insufficient space within the site to facilitate this. The footway width in this location would allow for a car to be partially removed from the carriageway and opportunities for vehicles to. Nevertheless, any obstruction of the public highway whilst the gates are being operated would be considered temporary in nature. Given the context of the road in this location as a 30mph route and with sufficient forward visibility to anticipate a manoeuvring or stationary vehicle, the LHA would not anticipate this in resulting in a severe highway safety concern.

The garage as proposed is shown as measuring 3.2m x 5.5m, WSCC standards for a garage parking provision are 3m x 6m to accommodate an average size vehicle and to accommodate cycle parking. The garage therefore will not count toward the overall parking allocation for this property, although it is acknowledged that some smaller modern vehicles may be able to make use of the garage.

The most recent street view and mapping imagery shows that the property has an integrated garage. The plans submitted appear to show that there is a bedroom present in this location however and no existing garage. It is therefore unclear whether a garage provision was/is available already. On the basis that there is no existing integrated garage, the LHA would consider that there is no material change to the parking arrangement over the existing parking arrangement and that the proposals would not be anticipated to generate a material increase in movements over that which the property already generates.

In summary, 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 (paragraph 116), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services