WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	Highways, WSCC
DATE:	02/05/2024
LOCATION:	11 Penlands Rise, Steyning, BN44 3PJ
SUBJECT:	DC/24/0456 Erection of a single storey side and rear extension, and front porch entrance.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the erection of a single-storey side and rear extension, and front porch entrance. The site is located on Penlands Rise, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed works are not anticipated to give rise to a material intensification of movements to or from the site.

An existing garage will be lost as part of the proposals. However, given the existing garage falls below the minimum specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS), the garage would not be considered for parking provision as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume it could be being used for other purposes, such as storage.

Nevertheless, the LHA can only assess the highway safety impacts on loss of existing parking provision, and the LHA does not consider that the proposals would represent a highway safety concern, nor lead to a parking capacity issue in this location. One car parking space is to be retained on the driveway, as per the likely existing parking arrangement. The LPA may wish to consider potential impacts on on-street parking from an amenity point of view.

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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services