

PREPARED BY BLAKDOG DESIGN AND PLANNING

PARKING PROVISION

BUILDINGS B & C

**CARYLLS COUNTRY HOUSE,
FAYGATE LANE, FAYGATE, RH12 4SN**

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1. EXISTING PARKING PROVISION

Carylls Country House currently provides off-street parking within the established grounds, which are accessed via a private driveway from Faygate Lane. The site benefits from:

A surfaced and delineated parking area to the front and side of the building

Generous internal circulation space for vehicles

Existing provision that supports multiple dwellings already in use on site

The current layout accommodates ample parking spaces, including both resident and visitor parking on the gravel drive and parking areas. It is currently underused. And never at capacity.

2. PARKING REQUIREMENT FROM PROPOSED CHANGES

The proposal includes:

Creation of three new self-contained residential units providing 1-2 bedrooms:

- 1 × Studio, 1-person flat
- 1 × 1-bed, 2-person flat
- 1 × 2-bed, 4-person flat

According to West Sussex County Council parking standards (residential developments, rural areas), the typical provision is per room and not occupancy:

Unit Size	Recommended Parking Standard
1 - bed unit	1 space
2 - bed unit	1.5 spaces
3 - bed unit	2 spaces

Based on this, the parking demand will increase by approximately 3 – 4 additional spaces.

3. PROPOSED PARKING PROVISION

In alignment with Horsham's Planning Framework (HDPF) Policy 41: Parking. It is important to note that the development itself is not a new build but is able to meet the guidance of WSCC (West Sussex County Council). guidance which Horsham District Council follows.

To accommodate this increase, the proposal includes the allocation of 3 – 4 additional parking spaces within the existing site boundaries on the expansive driveway.

There is no requirement for extending the gravel drive/ parking area as the space is currently sufficient for any increase. There is sufficient turning space and access for emergency and service vehicles and will remain as existing.

Total maximum increase in parking spaces: 4

Sufficient space within the site is available to accommodate this increase without impacting landscape features, access, or visual amenity

The proposal is consistent with local parking standards and ensures no on-street parking pressure on Faygate Lane or surrounding roads

Visitor & Accessible Parking:

Visitor parking is not mandatory, however, due to the existing expanse of driveway and parking area, there will be sufficient parking for visitors and accessibility requirements.



FIGURE 1 - EXTERNAL VIEW 02



FIGURE 2 - EXTERNAL VIEW 03



FIGURE 3 - EXTERNAL VIEW 04



FIGURE 4 - EXTERNAL VIEW 05



FIGURE 5 - PRIVATE DRIVEWAY