WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC - Highways Authority
DATE:	15 March 2024
LOCATION:	26 Weston Avenue, Broadbridge Heath, RH12 3XE
SUBJECT:	DC/24/0306 Conversion of existing garage into habitable space and erection of a single storey side extension
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 conversion of existing garage to habitable space and erection of single-storey side extension. The site is located on Weston Avenue, an unadopted road – as such, these comments should be considered as advice only.

An existing garage will be lost as part of the proposals, and the driveway will be reduced in depth. Space for one off-street parking space will be retained. The potential displacement of two cars would therefore have to be accommodated on-street. Whilst this would not be anticipated to give rise to a highway safety concern or parking capacity issue in this location, the LPA may wish to consider the 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