

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Halima Chowdhury
FROM:	Highways, WSCC
DATE:	21/07/2026
LOCATION:	Farthings, Spinney Lane, West Chiltington, RH20 2NX
SUBJECT:	DC/26/0804 Demolition of existing garage and erection of a single storey side extension, installation of a rear dormer, roof extensions at the rear to replace existing shallow pitched roof and erection of a detached garage.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice

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

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing garage and erection of a single-storey side extension, installation of rear dormer, roof extensions and erection of a detached garage. The site is located on Spinney Lane, a privately maintained road – as the road is privately maintained, these comments should be considered as advice only.

Amendments to the existing vehicle access arrangement are proposed, with a second access to be provided, allowing for an in-out arrangement. As Spinney Lane is privately maintained, the applicant will need to obtain formal approval from the road's proprietor to undertake the proposed access works. I note that Spinney Lane is also maintained as Public Footpath no. WEC-2641, so the LPA may wish to consult WSCC Public Rights of Way in regards to the proposed access works. In terms of capacity, the LHA does not anticipate that this proposal would give rise to a material intensification of use.

Regarding the proposed garage, I note that it falls slightly short of the minimum internal specifications for a double-bay garage of 6m x 6m as outlined in Manual for Streets (MfS). Even if the garage is intended for storing only one car, the depth of the proposed garage should be enlarged to at least 6m, to ensure modern sized cars can be accommodated inside. If it intended for two cars, a widening to 6m would also be advised. Though I appreciate that there appears to be sufficient off-street parking provision proposed elsewhere within the site, so I would not insist upon this.

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.

Kyran Schneider
West Sussex County Council – Planning Services