WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	26 November 2024
LOCATION:	64 Blackbridge Lane Horsham West Sussex RH12 1RX
SUBJECT:	DC/24/1642 Erection of a two storey front extension.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary
The proposal is accessed via Blackbridge Lane, a C class road subject to 30mph speed restrictions. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There has been a recorded collision within proximity of the site. However, from an inspection of the accident data it is clear that this was not due to any defect with the existing access.
The proposal is for an extension to the frontage of the existing property at 64 Blackbridge Lane, to accommodate 2 en-suite bathrooms and porch/ utility room.

Access and Parking
There are no proposed changes to the access to the property from the publicly maintained highway. This appears to be a shared Vehicular Crossover (VCO) arrangement.

Currently parking appears to be located to the south of the property fronting an existing garage/outbuilding- it is unclear from the plans provided, whether the garage its self is used as a parking provision. This parking provision however is proposed to be retained with no alterations. From observation of the WSCC Parking demand calculator, for a 3 bedroom dwelling in the Denne Ward, 2 parking spaces are considered sufficient to serve the property.

The LHA will only consider the impact of overspill parking from a safety perspective; matters of amenity would be a matter for the consideration of the Local Planning Authority. While it is possible that at times some overspill parking may occur it is not considered that this would be detrimental to highway safety, key locations within the public highway are subject to enforceable parking restrictions. Any overflow parking that occurs on the *public highway* in a dangerous position on road or obstructing free passage of the highway could be dealt with as an offence under Section 22 Road Traffic Act 1988 and Section 137 Highways Act 1980 (respectively). Both of these acts are enforceable by Sussex Police.

64 Blackbridge Lane is sustainably located, within commuting distance of local Shops and Amenities, which are located within a 15 minute walk of the site or 5 minutes by bicycle.

Given the nature of proposed extension as providing 2x en suite bathrooms and a porch/utility room, it is not anticipated to alter the number of vehicular movements to and from the site, there are no additional bedrooms proposed which may often raise the parking demand generated.

Representations
I note several representations stating highways safety as a reason for objection. Addressing the points raised, the LHA are unable to refuse planning applications based on the potential of future applications. We are able only to address the application as proposed and not how the applicant may request to alter parking provisions in the future.
Matters relating to existing capacity concerns with on street parking are a matter for the Local Planning Authority (LPA), the LHA consider the proposed extension would be unlikely to change the existing parking arrangements/layout and the current practises would be anticipated to continue.

Conclusion
Weight is given to the fact that the proposal as above would be unlikely to generate additional movements over that already generated by the property, the parking layout does not appear affected or restricted by the proposal and therefore would not be considered to cause a severe highways safety concern.
The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services