WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Joshua Lee
FROM:	WSCC – Highways Authority
DATE:	15 October 2024
LOCATION:	105 Woodlands Way, Horsham, RH13 9TF
SUBJECT:	DC/24/1430 Erection of a single storey side and rear 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.

This proposal is for the erection of a single storey side and rear extension. The site is located on High Street, an unclassified road subject to a speed restriction of 30 mph. There are no proposed changes to the existing vehicular access arrangements. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

Due to the site layout and location of proposed extension vehicular access to the single-bay garage will be lost. However, from inspection of local mapping the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

Part of the existing driveway is to be retained with provision for 1-2 cars. However, part of the driveway would be lost and the potential displacement of 1 car would 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.

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.

Liz Corcoran
West Sussex County Council – Planning Services