WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Joshua Lee
FROM:	Highways, WSCC
DATE:	24/03/2025
LOCATION:	71 Corsletts Avenue, Broadbridge Heath, RH12 3NY
SUBJECT:	DC/25/0273 Conversion of garage to habitable living space with raised flat roof, and demolition of existing conservatory and erection of single storey rear 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, demolition of existing conservatory and erection of single-storey rear extension. The site is located on Corsletts Avenue, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing vehicular access point.

An existing single-bay garage will be lost as part of the proposals. It should be noted that the existing garage does not meet the minimum internal specifications for a single-bay garage 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 may be too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the garage could be being used for other purposes, such as storage. As such, no concerns are raised over loss of existing parking provision. Two existing off-street parking spaces are to be retained within the driveway.

Notwithstanding the above, the potential displacement of one car having to be parked on-street is not anticipated to give rise to a highway safety concern. However, 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 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services