WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	10 April 2024
LOCATION:	9 Furze Common Road, Pulborough, RH20 3EG
SUBJECT:	DC/24/0296 Change of use of existing garden room from a studio to be used as an overnight guest room (Class C3).
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.

The proposal is for the creation of an annexe in rear garden of 9 Furze Common Road to serve a family member. Furze Common Road is a privately maintained road which adjoins the publicly maintained highway at Storrington Road to the north east. Storrington Road is a B classified road subject to 30mph speed restrictions.

From observation of the most recent up to date Sussex Police accident data, there appears to have been no highways accidents or personal injury claims at the access to the publicly maintained highway at this point.

The property has three parking space and two cycle parking spaces and on street parking is a practise within Furze Common Road. The proposal does not change the existing parking arrangements.

The proposal would not be anticipated to generate a severe material increase in movements over that currently generated by the property, given the circumstances of the application. The annexe would be a 1 bedroom unit with an en-suite bathroom. It is not known how many rooms are present at the host dwelling however a single additional bedroom would not be considered to cause a detriment in terms of capacity.

The LHA are unaware of any existing parking pressures within the vicinity of the site. The LPA may wish to observe this from an amenity perspective when considering the application.

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 115), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services