WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Kate Turner
FROM:	WSCC – Highways Authority
DATE:	19 December 2024
LOCATION:	The Crows Nest, New Hall Lane, Henfield, BN5 9YH
SUBJECT:	DC/24/1799 Part demolition and extension to create a four-bedroom house. Demolition of the existing garage and erection of a new 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.

This proposal is for the part demolition and extension to create a four-bedroom house. Demolition of the existing garage and erection of a new garage. The site is located on New Hall Lane, a private road, consequently these comments are for your advice only. New Hall Lane is maintained as public footpath No. 2775.

New Hall Lane adjoins the public highway at Henfield Road, an A-classified road subject to a speed restriction of 30 mph in this location. There are no proposed changes to the existing access arrangement and there are no apparent visibility concerns with the existing point of access on to New Hall Lane. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. The existing hardstanding appears to have sufficient space to meet the parking provision.

From inspection of the plans, the proposed garage is suitably sized. No details of cycle parking have been provided. However, the garage could be used to provide secure cycle parking provision in accordance with WSCC Parking Standards.

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.

Liz Corcoran
West Sussex County Council – Planning Services