WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	19 December 2024
LOCATION:	16 Finians Field, Horsham, RH13 0PW
SUBJECT:	DC/24/1867 Conversion of existing integral garage into habitable living space with alterations to single storey forward projection.
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 seeks to change the use of the existing garage at 16 Finians Field to create a home office.

The existing garage in its current format is substandard in size at 2.4m x 4.8m, compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore, this existing garage space does not count toward the current overall parking provision. Currently there is frontage parking at the property for 2 vehicles and this same provision is proposed to be retained to serve the dwelling and garage conversion.

The proposal provides additional floorspace in the form of a home office however does not appear to provide additional bedrooms which would ordinarily be a factor for increasing parking demand. The proposal therefore would not be anticipated to change the parking demand at the dwelling. Parking sufficient to serve two vehicles is available on the existing frontage hard standing. The Local Highways Authority are unaware of the existing parking demand at the property as the number of bedrooms it contains is not given. There is also the possibility for on street parking to accommodate for any overspill generated by the proposal, however this would not be anticipated to be in demand any more than is currently imposed by the current dwelling.

The loss of garage may represent a loss of cycle storage opportunities however; therefore, the Local Planning Authority may wish to consider whether it would be reasonable to include a cycle storage condition for a provision to be included alongside this proposal.

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 116), and that there are no transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services