WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Marie Riggs
FROM:	WSCC – Highways Authority
DATE:	7 June 2024
LOCATION:	Builders Yard, Mead Farm, Stane Street, Slinfold West Sussex
SUBJECT:	DC/24/0739 Variation of Condition 1 of previously approved application DC/22/0370 (Redevelopment of existing builder's yard and erection of 1no detached dwelling and a detached carport/garage) Removal of existing south facing dormers, installation of solar panels and replace north facing sloping roof with flat roof to accommodate tilting south facing solar panels.
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.

Summary
The proposal seeks to vary condition one of previously approved planning consent DC/22/0370 which sought for redevelopment of existing builders' yard and erection of 1 detached dwelling and a detached carport/garage. The Local Highways Authority raised no severe highways safety concerns to the proposal and the application approved by the Local Planning Authority with associated conditions. This variation of condition seeks to change the format and scale of the building to increase overall size and include two garage style bays as well as the double car port.

Comments
The bays are of sufficient dimension to accommodate an average sized vehicle whilst including space within the enclosed areas for cycle storage. The car port building is extended in length by 4m over that previously approved and measures an additional 0.4m in width There exists ample space within the site for uncovered parking to be accommodated along with spaces for a turn on site to be performed.

As before the proposal seeks to create a home office area above the garage/car port parking area fitted with solar panels, it is anticipated that the home office will now also be increased in size. This is not anticipated to be a generator of vehicular movements of itself and therefore the LHA would raise no severe highways safety concerns with this aspect of the proposal.

Conclusion
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 115), and that there are no transport grounds to resist the proposal. The variation is therefore considered acceptable.

Jodie Wilkes
West Sussex County Council – Planning Services