

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSSC – Highways Authority
DATE:	25 August 2026
LOCATION:	171 Farhalls Crescent, Horsham, RH12 4BX
SUBJECT:	DC/26/1106 Conversion of the existing detached garage into habitable living space to form a home hair salon incidental to the main dwelling, including raising the roof to increase the internal head height and replacement of the existing garage door with an entrance door.
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 application is for the conversion of the existing detached garage into habitable living space to form a home hair salon incidental to the main dwelling, including raising the roof to increase the internal head height and replacement of the existing garage door with an entrance door. The site is located on Farhalls Crescent, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. As the salon will be appointment only the proposed development is not anticipated to give rise to a significant material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages 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 is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for at least two cars.

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