WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Marie Riggs
FROM:	WSCC – Highways Authority
DATE:	15 May 2024
LOCATION:	15 Pelling Way, Horsham, RH12 3GW
SUBJECT:	DC/24/0590 Conversion of existing garage into habitable space (Retrospective).
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.

Pelling Way at this point appears to have not yet been adopted by WSCC.

The proposal seeks retrospective permission to change the use of the existing garage at 15 Pelling Way, into an annexe. It is unclear from the plans how many bedrooms the host dwelling contains- in order to assess the parking demand generated.

The application form outlines that the existing parking provision is to remain unchanged, implying that this garage was not in use by the applicant as a parking provision. The garage in its current format is substandard in dimensions when compared against most recent WSCC standards for a garage which should be 3m x 6m for a single parking provision.

Secure and covered cycle storage has been retained within a portion of the garage. Cycling is a viable alternative to the use of a car for residents of the property, a local superstore is sited within reasonable cycling distance of the site, and regular bus services operate in Broadbridge Way and from the A264.

Any overspill parking generated by the proposal would be required to be accommodated on street, this appears an existing practise and there are no known highways safety or capacity concerns with this practise. The LHA are unaware of any existing pressures within the local network however the LPA may wish to consider this when assessing the proposal. It is not considered that overspill generated by this development would be severe.

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