WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Marie Riggs
FROM:	WSCC - Highways Authority
DATE:	31 January 2024
LOCATION:	23 Weald Close, Horsham, RH13 6HE
SUBJECT:	DC/24/0129 Erection of a two storey side extension.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application is for the erection of a two-storey side extension. The site is located on Weald Close, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application DC/22/1857, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

For the current application, from inspection of the plans, the proposed extension will provide two additional bedrooms, enlarged living space and a new workshop/storage room. Considering this, the LHA does not anticipate that the proposed development would lead to a material intensification of movements to or form the site.

The proposed works will result in the loss of an existing single-bay garage. However, the site benefits from an existing driveway with provision for at least two cars, which is considered a suitable amount of parking for a dwelling of this size and location. No alterations are proposed to the existing vehicular access arrangement.

In summary, 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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services