WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	16 December 2024
LOCATION:	Westons House, Wimland Road, Horsham, RH12 4QU
SUBJECT:	DC/24/1818 Change of Use for the conversion of existing barn previously used as a day nursery (F1) to residential 1no. dwellinghouse (C3). (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.

This application is for the change of use for the conversion of existing barn previously used as a day nursery (F1) to residential 1no. dwellinghouse (C3). The site is located off Wimland Road, an unclassified road subject to a speed restriction of 40 mph. The application is retrospective with the work completed in August 2024.

There are no proposed changes to the existing access arrangements. The barn is accessed via a private track that adjoins the publicly maintained highway at an existing access onto Wimland Road. The private track is maintained as Public Footpath No. 1569 so the LPA may wish to consult the WSCC Public Rights of Way team for comments.

An inspection of data supplied to WSCC by Sussex Police over a period the past five years reveals that have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. This change of use is not anticipated to result in an increased intensification of use on the property.

WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. From inspection of the plans, the parking area is ample space to accommodate the parking provision and on-site turning appears achievable. The application form states that existing onsite buildings will be used to provide secure cycle parking in accordance with WSCC Parking Standards.

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