WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	Highways, WSCC
DATE:	24/06/2025
LOCATION:	3 Owlbeech Court, South Holmes Road, Horsham, RH13 6PW
SUBJECT:	DC/25/0782 Conversion of garage to make habitable space.
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 seeks the conversion of garage to habitable space for use as a home office. The site is located on Owlbeech Court, an unclassified road subject to a speed restriction of 30 mph.

No changes are proposed to the existing vehicular access arrangement. The proposals are not anticipated to give rise to a material intensification of movements to or from the application site.

An existing garage will be lost as part of the proposals. However, I would note that the existing garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not typically consider it for parking provision, as it may be too small to accommodate modern sized cars. It is not unreasonable to assume that the garage could be being used for other purposes, such as storage. As such, no concerns would be raised in this regard.

Notwithstanding the above, the potential displacement of one car having to be parked on-street would not warrant a highway safety concern or parking capacity issue in this location. An existing driveway with one car parking space is to be retained.

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 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services