WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	25 September 2025
LOCATION:	78 Guildford Road Horsham West Sussex RH12 1LY
SUBJECT:	DC/25/0882 Erection of a double garage and creation of new access to the site. More information received.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

The Local Highways Authority previously advised on matters relating to this proposal on 03/07/2025, raising no severe highways safety concerns with the proposal. The most recent plan appears to remove the garage and provide a tarmac parking area fronting the property. The LHA note that the planning portal only stipulates that the proposal is now for the erection of entrance gates however and there appears a second live document submitted on 26/08/2025 which demonstrates a relocated garage- it is presumed that this has now also been superseded.

The revised layout appears sufficient to facilitate the required manoeuvres to gain access to the parking spaces. The existing garage is to be retained and can be used as a location for the storage of cycles. The design allows sufficient space for vehicles to park and offers a turn on site facility to egress the site in a forward gear.

The superseded plans also indicate extensions to the rear of the property and conversions to the existing loft space. From reviewing the site history, it appears that these two other proposals have been decided by the LPA already.

The amended floorplans indicate that the dwelling would become a 5-bedroom property, from consulting the WSCC Parking Demand Calculator it is anticipated that three parking spaces would remain sufficient to serve a property of this size in the Trafalgar Ward. The proposals therefore provide sufficient parking for the likely demand.

The gated access remains as previously demonstrated and would not be anticipated to cause any highways safety concerns.

The Local Highway Authority does not consider that the 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.

Should planning consent be obtained, conditions securing vehicular parking should be sealed alongside it.

Jodie Wilkes
West Sussex County Council – Planning Services