WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	17 October 2024
LOCATION:	29 Cook Way, Horsham, RH12 3US
SUBJECT:	DC/24/1234 Conversion of half of garage into habitable living space to form a garden room. (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 proposal is for the conversion of half of garage into habitable living space to form a garden room. The application is retrospective and was completed in July 2024. The site is located on Cook Way, a private road, consequently these comments are for your advice only.

Cook Way adjoins Old Wickhurst Lane, a private road, which the adjoins the public highway at Broadbridge Heath Bypass, an A-classified road subject to a speed restriction of 40 mph in this location. The existing access arrangements are unaffected by the proposal. The development is not anticipated to give rise to a material intensification of use of the existing access point.

Part of the single-bay garage will be lost as part of the proposals. From inspection of the plans, the remaining garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars.

However, an existing driveway is to be retained with provision for at least 1 car. Therefore, no concerns are raised regarding loss of existing parking provision.

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.

Liz Corcoran
West Sussex County Council – Planning Services