

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Jacques Burrowes
FROM:	Highways, WSCC
DATE:	04/02/2026
LOCATION:	Cowshed Studio, Hammes Barn, Washington Road, Steyning, BN44 3DA
SUBJECT:	DC/26/0042 Prior Notification for the Change Of Use from commercial (Use Class E) to residential (Use Class C3) to form 1no. dwelling.
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.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from commercial (Use Class E) to residential (Class C3) subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

This application seeks prior approval for the change of use of commercial building (Use Class E) to a single residential dwelling (Use Class C3). The site is located on Washington Road, an A-classified road subject to national speed limit in this location. The existing vehicle access point is to be utilised, with no alterations proposed. From inspection of local mapping, there are no apparent visibility concerns with the existing point of access on Washington Road.

Generally, the change of use from commercial to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of current use.

The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require two car parking spaces. From inspection of the plans, there does appear to be space to accommodate the anticipated parking demand, with space for turning. The LPA are advised that they may wish to secure cycle parking provision, to promote sustainable travel.

In summary, the prior approval is considered acceptable in highway terms.

Kyran Schneider
West Sussex County Council – Planning Services