

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSCC – Highways Authority
DATE:	13 August 2026
LOCATION:	Mount View Stane Street Pulborough RH20 1DN
SUBJECT:	DC/26/1007 Construction of self-build dwelling with detached garage.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information Req

I refer to your consultation in respect of the above planning application and would provide the following comments.

The Local Highway Authority (LHA) was previously consulted on matters at this location under planning application DC/26/0408 for a similar proposal. The Highway Authority requested additional information regarding the existing gate and parking arrangements.

From observation of the submitted documents in this most recent submission there has been no mention of the removal of the gated access or justification that there is sufficient set- back distance at this location to accommodate the vehicles requiring access- can the applicant confirm the intention. As a reminder the officers' comment stated:

There appears to be a gate at the access to Mount View. Whilst this is set back from carriageway edge it is not clear whether a car may overhang the carriageway. Considering minimal increase in vehicle movements as a result of an additional dwelling on site, LHA advise gate is removed or demonstrated that it is set back far enough to not cause highway safety concern with vehicle overhanging highway.

For guidance it is considered that a *minimum* of a 5m set back distance from the edge of the carriageway would be appropriate to ensure a domestic vehicle waiting for the gate to be operated, can be wholly accommodated clear of the highway. This depth will often require additional length where there is a possibility of vans/ delivery vehicles accessing the property. This is to ensure the safety of all users of Stane Street as well as drivers when visiting the site.

At this time the applicant may wish to also review the garage proposal.

Alongside DC/26/0408, the responding officer outlined that WSCC standards for a double garage require 6m x 6m internal floorspace- which would sufficiently accommodate two average size vehicles and cycle parking.

The application form outlines that 4 parking spaces will be provided for the development, however; the submitted plans appear to demonstrate that the widths are still not to WSCC standard for a double garage. External widths of the garage measure 6m x 6m, and therefore, internally fall short at 5.6m x 5.7m. This would not count toward 2 additional parking spaces for the property. It is accepted however, that it is possible a smaller vehicle could use this space.

The WSCC Parking Demand Calculator outlines that 2 x parking spaces are required to serve a 2- bedroom dwelling in this location.

Conclusion

Please can the applicant clarify the intention with the existing gated access and furthermore, may also wish to revise the garage floorspace in line with WSCC standards for double garages. Once this additional information has been provided, please re-consult.

Jodie Wilkes

West Sussex County Council – Planning Services