

## WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| <b>TO:</b>                 | Horsham District Council<br>FAO: Steve Astles                                                                                                                                                    |
| <b>FROM:</b>               | WSSC – Highways Authority                                                                                                                                                                        |
| <b>DATE:</b>               | 13 August 2026                                                                                                                                                                                   |
| <b>LOCATION:</b>           | 88 Lambs Farm Road, Horsham, RH12 4LA                                                                                                                                                            |
| <b>SUBJECT:</b>            | DC/26/1174<br>Demolition of existing garage and rear sun room and erection of single storey side and rear extension and front porch, and replacement of front tile hanging with timber cladding. |
| <b>DATE OF SITE VISIT:</b> | n/a                                                                                                                                                                                              |
| <b>RECOMMENDATION:</b>     | Advice                                                                                                                                                                                           |

**This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.**

This application is for the demolition of existing garage and rear sunroom and erection of single storey side and rear extension and front porch, and replacement of front tile hanging with timber cladding. The site is located on Lambs Farm Road, a C-classified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing 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. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1-2 cars.

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.

**Liz Corcoran**  
**West Sussex County Council – Planning Services**