

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	Highways, WSCC
DATE:	18/08/2026
LOCATION:	33 Saddlers Close, Billingshurst, RH14 9GL
SUBJECT:	DC/26/0665 Conversion of garage into habitable living space.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed conversion of garage into habitable living space. The site is located on Saddlers Close, an unclassified road subject to a speed restriction of 30 mph.

The proposals will result in the loss of an existing garage for use as vehicular parking provision. It is worth noting that the plans demonstrate internal dimensions of 2.72m x 5.23m for the existing garage. This does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). Consequently, the LHA would not ordinarily consider this garage for parking provision, as it may be too small to accommodate modern sized cars.

Nevertheless, the proposals *may* result in one additional car needing to be parked on-street. Whilst the LHA would not raise any highway safety concerns in this regard, the LPA are advised that they may wish to consider the potential impacts on on-street parking from an amenity point of view. One existing off-street car parking space fronting the garage is to be retained.

In summary, 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.

Kyran Schneider
West Sussex County Council – Planning Services