WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Marie Riggs
FROM:	WSCC - Highways Authority
DATE:	22 February 2024
LOCATION:	The Dees, Pound Lane, Mannings Heath, RH13 6JJ
SUBJECT:	DC/24/0198 Conversion of existing garage into habitable living space.
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.

This application seeks the conversion of existing garage to habitable living space. The site is located on Pound Lane, an unclassified road subject to a speed restriction of 30 mph.

An existing single bay garage will be lost as part of the proposals. The site does benefit from an existing driveway with provision for at least two off-street parking spaces, which would be considered sufficient to serve the host dwelling.

Notwithstanding this, the potential displacement of one car parking on-street is not anticipated to give rise to a highway safety concern or parking capacity issue in this location.

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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services