WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	WSCC - Highways Authority
DATE:	20 February 2024
LOCATION:	22 Broomfield Drive, Billingshurst, RH14 9TJ
SUBJECT:	DC/24/0147 Erection of a front and rear two-storey extension with garage conversion and internal reconfiguration.
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 erection of a front and rear two-storey extension with garage conversion and internal reconfigurations. The site is located on Broomfield Drive, an unclassified road subject to a speed restriction of 30 mph.

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

An existing garage will be lost as part of the proposals. However, the existing garage does not meet the minimum internal specifications for a single bay garage 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 does not appear large enough to accommodate modern sized cars. It is not unreasonable for the LHA to assume the garage is being used for other purposes, such as storage. As such, no concerns are raised regarding loss of parking provision. An existing driveway with provision for at least two cars 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 115), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services