WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: William Omoma
FROM:	WSCC - Highways Authority
DATE:	19 February 2024
LOCATION:	Overdale, Haglands Lane, West Chiltington, RH20 2QR
SUBJECT:	DC/24/0029 Erection of a single storey rear extension and two bay garage.
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 single-storey rear extension and two-bay garage. The site is located on Haglands Lane, 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.

I would note that the two proposed garage bays fall short of the minimum internal specifications for garage bays of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the applicant is advised to enlarge the proposed garage to MfS specifications, to ensure modern sized cars can be accommodated inside. Notwithstanding this, the proposals are not anticipated to give rise to a highway safety concern, and the LHA acknowledge that the driveway appears of suitable size to accommodate an appropriate amount of parking to serve the host dwelling.

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