WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Stephanie Bryant
FROM:	Highways, WSCC
DATE:	10/04/2024
LOCATION:	Crescent Place, Storrington Road, Thakeham, RH20 3ED
SUBJECT:	DC/24/0015 Erection of a detached 4no. bedroom chalet bungalow including detached garage / car port.
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 four-bedroom chalet bungalow with detached garage/carport. The site is located on Storrington Road, a B-classified road subject to a speed restriction of 30 mph in this location.

The existing vehicular access point on Storrington Road will be utilised to access the proposed dwelling, and no alterations are proposed to this arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing access point. The addition of a single dwelling would not be anticipated to give rise to a significant material intensification of use of the existing access point.

A driveway and detached garage/carport is proposed for vehicular parking. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require three car parking spaces. The LHA are satisfied that this parking demand can be accommodated on-site. The proposed driveway also exhibits suitable space for turning to be achievable.

I would note that the proposed garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). To be considered for both car and cycle parking, the applicant is advised to enlarge the garage bay to 3m x 6m.

No details of cycle parking have been provided. Cycling is a viable option in the local area and the LHA would request that secure and covered cycle parking provision for at least two bicycles be provided in accordance with WSCC Parking Standards.

The site is located within walking/cycle distance of local services and amenities within Storrington. Limited bus services are available from nearby Thakeham Road.

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.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services