

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Daniel Holmes
FROM:	WSCC – Highways Authority
DATE:	17 March 2026
LOCATION:	73 Daux Avenue, Billingshurst, RH14 9TD
SUBJECT:	DC/26/0286 Demolition of existing garage and erection of a detached dwelling.
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.

This proposal is for the demolition of existing garage and erection of a detached dwelling. The site is located on private driveway off an unadopted section of Daux Avenue, this is privately maintained, as such these comments are for your advice only.

Daux Avenue adjoins the public highway approximately 70 metres west of the site, this part of Daux Avenue is an unclassified road subject to a speed restriction of 30 mph. The addition of a single dwelling is not anticipated to give rise to a significant material intensification of movements onto the maintained highway network.

As part of the proposals a single bay garage and parking space will be lost, however these two parking spaces are to be relocated to the front of the existing dwelling. As the driveway is privately maintained, if any access works are needed to relocate the parking, then this will be subject to formal approval from the road's proprietor.

The applicant proposes two car parking spaces for the proposed two bed dwelling. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least two car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision for the proposed dwelling.

From inspection of the plans, the proposed parking bays are suitably sized. On-site turning does not appear achievable, so cars may have to exit the site in reverse gear. However, this is not anticipated to give rise to an adverse highway safety impact, owing to good forward visibility in this location. Neighbouring properties operate similar access arrangements with no known highway safety concerns.

The garage would have provided cycle parking provision, if considered reasonable it would be beneficial if a replacement cycle parking provision could be provided. The details of secure, covered cycle provision could be secured via a suitably worded planning condition.

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.

Liz Corcoran
West Sussex County Council – Planning Services

