WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	Highways, WSCC
DATE:	26/03/2024
LOCATION:	56 Finians Field, Barns Green, RH13 0NQ
SUBJECT:	DC/24/0326 Conversion of existing garage into habitable space including raising of the roof level to allow for insulated flat roof.
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 garage to habitable space and associated works. The site is located on Finians Field, an unclassified road subject to a speed restriction of 30 mph.

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

A single-bay garage will be lost as part of the proposals. However, I do note that 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 wouldn't consider the existing garage for parking provision as it may be too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume it may be being used for other purposes, such as storage. As such, no concerns would be raised regarding loss of existing parking provision. An existing driveway with at least two off-street parking spaces 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