WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Marie Riggs
FROM:	WSCC – Highways Authority
DATE:	18 April 2024
LOCATION:	8 St Peters Close, Cowfold, RH13 8DN
SUBJECT:	DC/24/0502 Demolition and replacement of the existing garage. Erection of a single storey side extension.
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 and replacement of the existing garage. Erection of a single storey side extension. The site is located on St Peters Close, an unclassified residential road subject to a speed restriction of 30 mph.

The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site. From inspection of the plans, the proposed garage meets the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, it would be considered a suitable replacement for the existing garage. Existing access and parking arrangements will be unaffected by the proposals.

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.

Liz Corcoran
West Sussex County Council – Planning Services