WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	WSCC - Highways Authority
DATE:	23 January 2024
LOCATION:	Rosewood Barn, Two Mile Ash Road, Barns Green, RH13 0PF
SUBJECT:	DC/24/0025 Erection of detached garage/car port and log store
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 detached garage/car port and log store. The site is located off Two Mile Ash Road, a C-classified road subject to national speed limit in this location.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application DC/21/2323, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

The proposed garage/car port will serve the dwelling consented under application DC/21/2323. The proposed building will comprise a single-bay garage and double-bay car port. Whilst the car port bays meet Manual for Streets (MfS) specifications for car ports of 2.4m x 4.8m each, the garage bay does not meet MfS specifications for single-bay garages of 3m x 6m. Therefore, the LHA advises the applicant to enlarge the garage to MfS specifications, to ensure a modern sized car can be accommodated inside.

Notwithstanding the above, the proposed driveway and car port are suitable to accommodate the anticipated parking demand that the consented dwelling will generate. On-site turning appears achievable, allowing cars to exit the site in a forward gear.

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