WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	Highways, WSCC
DATE:	10/07/2025
LOCATION:	16 Cheesmer Way, Broadbridge Heath, RH12 3UY
SUBJECT:	DC/25/0778 Erection of a single storey rear extension with pitched roof and skylights. Partial garage conversion into habitable living space.
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 single-storey rear extension with pitched roof and skylights, and partial conversion of garage to habitable living space. The site is located on Cheesmer Way, an unadopted road – as such, these comments should be considered as advice only.

The proposals will result in the reduction of space within the garage, meaning it will fall below the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). As such, the garage as proposed may become too small to accommodate a modern sized car. However, I do acknowledge that driveway parking is to be retained, and this appears of suitable size to serve the dwelling as per the requirements set under WSCC Parking Standards.

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 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services