

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Shazia Penne
FROM:	Highways, WSCC
DATE:	09/06/2026
LOCATION:	Ashfolds, Horsham Road, Rusper, RH12 4QX
SUBJECT:	DC/26/0713 Demolition of existing residential annexe, and conversion of existing garage/outbuilding into a two bedroom dwelling with the erection of an 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.

Summary and Context

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed demolition of existing residential annexe, and conversion of existing garage/outbuilding into a two bedroom dwelling with the erection of an extension. The site is located on Horsham Road, a C-classified road subject to a speed restriction of 40 mph in this location.

The LHA was previously consulted regarding highway matters for this site for application DC/25/1256 (*Erection of a single storey rear extension and alterations to existing garage/outbuilding to convert to a single dwellinghouse*), of which no highway safety or capacity concerns were raised. The LPA refused the application on grounds unrelated to highways, and a subsequent appeal was dismissed.

Access and Visibility

The existing vehicle access point on Horsham Road is to be utilised, with no alterations proposed to this arrangement. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Horsham Road. In addition, the proposed development is not anticipated to give rise to a significant material intensification of use of the existing access point.

Parking and Turning

The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require two car parking spaces. From inspection of the plans, there appears to be space within the site curtilage to accommodate this parking demand, with space for on-site turning to be achievable.

I would note that the proposed garage does not meet the minimum internal specifications for a single-bay garage of 3m x 6m as outlined in Manual for Streets (MfS). As such, the garage would not be considered for parking provision, as it may be too small to accommodate modern sized cars. To be considered for car and cycle parking provision, the applicant may wish to enlarge the garage depth to 6m.

Sustainability

The site is situated on the periphery of Rusper Village, which provides some local services within walking/cycle distance, such as a primary school. However, this section of Horsham

Road lacks formal footways and street lighting, which may encourage the use of the private car for residents. Cycling is a viable option for confident cyclists, and provision for secure cycle storage should be provided if the LPA believe it is appropriate to do so in this location.

Conclusion

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