WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	Highways, WSCC
DATE:	02/01/2025
LOCATION:	Random Cottage, Gay Street, Pulborough, RH20 2HH
SUBJECT:	DC/24/1453 Demolition of the glazed roof open link structure. Erection of a single storey link extension and a first floor roof extension with new dormer window. Rebuild and extend existing chimney, re-thatch existing cottage and barn and repaint existing cottage in heritage primrose yellow. Widening of the existing driveway and entrance. (Householder Application).
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 demolition of existing link structure and erection of a new single-storey link extension and first floor roof extension, with associated alterations, and widening of existing vehicular access. The site is located on Gay Street, an unclassified road subject to national speed limit in this location.

The proposals include the widening of the existing vehicular access point on Gay Street. The proposed works will be subject to a licence from WSCC to undertake the works within the maintained highway boundary.

The demonstrated visibility improvements, whilst still technically substandard, represent an improvement over what is currently achievable for the existing access. In addition, the proposals are not anticipated to give rise to a material intensification of use of the existing access point.

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.

If the LPA are minded to approve the application, the following informative should be applied:

Works within the Highway – Area Office Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Kyran Schneider
West Sussex County Council – Planning Services