# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Horsham District Council<br>FAO: Shazia Penne |
| **FROM:** | WSCC - Highways Authority |
| **DATE:** | 2 February 2024 |
| **LOCATION:** | 1 Oakwood Cottages, Hooklands Lane, Shipley, RH13 8PY |
| **SUBJECT:** | DC/24/0079<br>Use of an annexe as a separate residential dwelling. |
| **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 is for the use of existing annexe from 1 Oakwood Cottages to create a self-contained dwelling. The site is located on Hooklands Lane, an unclassified road subject to national speed limit.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for similar application DC/21/0912, raising no highway safety concerns. The Local Planning Authority (LPA) refused the application on grounds unrelated to highways, and a subsequent appeal was dismissed.

The proposed self-contained 1-bedroom dwelling will utilise the existing access to the site, no alterations to the access are proposed. The proposal is not anticipated to result in a material increase in vehicle movements over the existing use of the site.

The proposed plans indicate that the dwelling will retain use of the double garage on the ground floor which is considered to provide sufficient parking provision for the dwelling. There appears to be sufficient space within the rest of the site to accommodate vehicles associated with 1 Oakwood Cottages.

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.

If the LPA are minded to approve the application, a condition securing the garage parking provision for use of the proposed dwelling is advised.

**Kyran Schneider**
**West Sussex County Council – Planning Services**