WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Joshua Lee
FROM:	WSCC – Highways Authority
DATE:	19 September 2024
LOCATION:	4 Trundle Mead Horsham RH12 2LY
SUBJECT:	DC/24/1128 Installation of smaller window to first floor front elevation and conversion of garage to habitable space (Retrospective).
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

This application seeks the retrospective conversion of garage to habitable living space. The site is located on Trundle Mead, a D class road subject to 30mph speed restrictions. An application previously at this site proposed minor alterations to the dwelling and included the retention of the garage, the Local Highways Authority was not consulted on this application. The garage has now been closed off and used as habitable living space.

A single-bay garage is lost as part of the proposals. However, the plans demonstrate a large driveway with on-site parking that will be retained, and this would be considered suitable parking provision for a dwelling of this size and location, as per WSCC Parking Standards. Similarly, the Application form outlines that the parking arrangement will not be altered by the proposals which may outline that the garage was not in use by the applicant as a parking provision.
On street parking is a practise in Trundle Mead, should any overspill parking occur it is not considered that this would cause a detriment to highways safety.

It is unclear whether a provision for the secure storage of bicycles will be retained, the LPA may wish to consider conditioning a secure and covered cycle parking provision to be provided to serve the development.

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.

Jodie Wilkes
West Sussex County Council – Planning Services