WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	Highways, WSCC
DATE:	07/05/2024
LOCATION:	9 Laines Road, Steyning, BN44 3LL
SUBJECT:	DC/24/0585 Re-construction of existing garage to form storage and ancillary living space for the main house.
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 re-construction of existing garage to form storage and ancillary living space for the main house. The site is located on Laines Road, an unclassified road subject to a speed restriction of 30 mph.

WSCC in its role as Local Highway Authority (LHA) previously provided consultation advice for this site for application DC/22/1744, raising no highway safety concerns. The Local Planning Authority (LPA) permitted the application.

From inspection of the plans, the applicant proposes a replacement building forming a one-bedroom annexe with storage space. The LHA does not anticipate that the proposed development would lead to a material intensification of movements to or from the site.

The works will result in the loss of two parking spaces; however, the site does benefit from a driveway fronting the property with provision for at least two car parking spaces. Whilst the LHA does not anticipate that the loss of the garage would result in a highway safety concern or parking capacity issue, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

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.

Kyran Schneider
West Sussex County Council – Planning Services