WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	7 January 2025
LOCATION:	26 Amberley Road Horsham RH12 4LN
SUBJECT:	DC/24/1893 Demolition of existing garages and erection of a three bed dwelling.
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.

Summary
This application is for the demolition of existing garages and erection of a three bedroom dwelling. The site is located on Amberley Road, a D classified residential road subject to 30mph speed restrictions. The Local Highways Authority (LHA) has previously been consulted on matters at this address under applications DC/21/2088 and DC/24/1893 to which no severe highways safety concerns were raised subject to conditions.

This most recent planning application does not materially change in Highways terms from that previously submitted. Therefore, the comments issued will remain similar to that previously advised.

Vehicle Access and Parking
Vehicle access and parking for the new dwelling will be facilitated by an existing dropped crossing access that currently facilitates access and parking for 26 and 26B Amberley Road. This existing parking provision takes the form of a large hardstanding area and garages large enough to park a minimum of 2 vehicles per dwelling.

The garages will be lost because of the proposal; however, the retained hardstanding is considered large enough to park at least 2 vehicles per dwelling (26B and the proposed dwelling).
Such provision would be considered adequate to meet the needs of a dwelling of this size in this location.

As a result of this proposal 26 Amberley Road will no longer make use of this existing dropped crossing access point. Therefore, the net impact at this particular access point would be considered zero.

The proposed block plan annotates that a new driveway and hardstanding to serve the host dwelling will be provided to serve 2 vehicles.

Amberley Road is 'unclassified' so this replacement dropped crossing access works would be implemented under a Licence Agreement obtained from WSCC Highways, an informative has been included below outlining this as well as a condition to secure the access arrangement.

Cycle Parking
Secure and covered cycle parking has been proposed to serve both the existing and new dwellings. This is welcomed given the loss of garage space which may ordinarily also serve as a cycle parking location. A suitably worded condition has been included below in order to secure the provision.

Conclusion
In principle the Local Highways Authority 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 Local Planning Authority are minded to grant planning consent, the following conditions would be advised:

Access (Access to be provided prior to first use)
No part of the new vehicular hardstanding shall be first used until such time as the vehicular access serving the development has been constructed in accordance with the details shown on the drawing titled Block Plan and numbered 1221/4.
Reason: In the interests of road safety.

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Jodie Wilkes
West Sussex County Council – Planning Services