WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	Highways, WSCC
DATE:	25/11/2024
LOCATION:	St Johns Farm, Trout Lane, Brooks Green, RH13 0JN
SUBJECT:	DC/24/1766 Conversion of detached garage into a one bedroom residential annexe ancillary to St Johns Farm.
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 conversion of an existing detached garage to one-bedroom residential annexe ancillary to St Johns Farm. The site is located off Trout Lane, a C-classified road subject to national speed limit in this location.

No alterations are proposed to the existing vehicular access arrangement. The proposed change of use to residential annexe would not be anticipated to give rise to a material intensification of use of the existing vehicular access point.

The use of the existing garage for vehicular parking will be lost. However, from inspection of the plans and local mapping, there appears to be suitable space for vehicular parking elsewhere within the wider site to serve the host dwelling.

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