WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Marie Riggs
FROM:	WSCC – Highways Authority
DATE:	17 July 2025
LOCATION:	5 Netherton Close Southwater West Sussex RH13 9BL
SUBJECT:	DC/25/1032 Prior Notification for the construction of an additional storey over the existing two storey house.
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.

This application is for the prior notification for the construction of an additional storey over the existing two storey house. The site is located on Netherton Close, an un-classified no-through road subject to a speed limit of 30mph.

The site benefits from an existing vehicular access and recently DC/24/1739 was approved for erection of a detached garage and garden store. An inspection of local mapping indicates that that permission has been implemented.

The proposal does not impact upon the existing access or parking arrangements. The proposal would result in two additional bedrooms for the existing dwelling, and as such has the potential to require an increased parking demand over the existing demand for a two-bedroom dwelling. The WSCC Parking Demand Calculator would expect that a minimum of three parking spaces would be required for a dwelling of this size and location. There appears to be sufficient space on site for at least three vehicles to park. The LHA does not anticipate that this proposal would result in a material intensification of movements to or from the site.

Conclusion
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 116), and that there are no transport grounds to resist the proposal.

Nicola Elliott
West Sussex County Council – Planning Services