WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	Highways, WSCC
DATE:	16/09/2024
LOCATION:	High Barn, Crays Lane, Goose Green, RH20 2LR
SUBJECT:	DC/24/1268 Variation of Condition 1 of previously approved application reference DC/21/2144 (Demolition of 2No. agricultural buildings and the erection of 3No. dwellings). Variation to allow amendments to siting, design and form of Plots 1, 2 and 3 and layout of car parking.
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 Variation of Condition 1 of approved application DC/21/2144, to allow for amendments to the approved plans. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for application DC/21/2144, raising no highway safety concerns.

From inspection of the plans, the proposed amendments are not significantly different from the previously permitted plans from a highway safety point of view. Plot 1 is now proposed with a detached garage and parking area to the rear of the plot. I would note that the proposed garage does fall short of the minimum internal specifications for double-bay garages of 6m x 6m as outlined in Manual for Streets (MfS). To be considered for parking provision, the proposed garage should be enlarged internally to 6m x 6m. Although I do acknowledge that there is sufficient space within the parking area alone to serve Plot 1.

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