WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Joshua Lee
FROM:	Highways, WSCC
DATE:	17/03/2025
LOCATION:	1A Quarry Close, Rusper Road, Horsham, RH12 5QN
SUBJECT:	DC/25/0220 Demolition of existing dwelling house (Retrospective). Erection of 4 bedroom detached dwelling house and detached double garage.
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 retrospective demolition of existing dwelling and erection of a replacement dwelling with detached double garage. The site is located on Quarry Close, which a privately maintained road – as such, these comments should be considered as advice only.

Access to the maintained highway network is at the existing access point on Rusper Road, a C-classified road subject to a speed restriction of 30 mph in this location. The proposed development is not anticipated to give rise to a material intensification of use of this existing access.

In terms of parking, a new driveway is proposed, including a double-bay garage previously approved under application DC/23/1179. The site exhibits suitable off-street parking provision to serve a dwelling of this size and location, as well as sufficient turning space. Bicycles can be accommodated within the proposed garage.

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

Kyran Schneider
West Sussex County Council – Planning Services