WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	WSCC – Highways Authority
DATE:	24 May 2024
LOCATION:	Green Arbour, Rectory Road, RH20 4EF
SUBJECT:	DC/24/0703 Erection of a rear extension with a garage conversion, including installing a staircase for first-floor access. Erection of first floor extension to increase internal space and make internal adjustments.
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 proposal is for the erection of a rear extension with a garage conversion, including installing a staircase for first-floor access. Erection of first floor extension to increase internal space and make internal adjustments. The site is located on Rectory Road, a private road, consequently these comments are for advice only. Public Footpath no. 2655 runs along the existing access on Rectory Road, so the LPA may wish to consult the relevant PROW teams.

Rectory Road adjoins the public highway at West Street, an A-classified road subject to a speed restriction of 30 mph in this location. No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

Two single-bay garages will be lost as part of the proposals. However, it should be noted that neither of the existing garages meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garages for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1-3 cars.

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.

Liz Corcoran
West Sussex County Council – Planning Services