WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: William Omoma
FROM:	WSCC - Highways Authority
DATE:	19 December 2023
LOCATION:	16-18 Osprey House, Worthing Road, Horsham
SUBJECT:	DC/23/2200 Prior Notification for Change of Use from Commercial (Class E) to a single dwellinghouse (Class C3) no 16 Worthing Road.
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 proposal seeks prior approval for the change of use of existing office (Class E) to residential to form a single dwelling (Class C3). The site is located on Worthing Road, a unclassified road subject to a speed restriction of 20 mph in this location.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from offices to residential subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GDPO is quite clear as to what highways matter can be considered, namely whether the proposal is likely to result in a material increase or material change in the character of traffic in the vicinity of the site.

No traffic flow information has been provided with the current application; however, office uses tend to generate greater material movements than residential. Therefore, the LHA does not anticipate that material movements associated with the site will exceed that of the existing.

No vehicular parking provision has been demonstrated. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size and location would require two car parking spaces. Therefore, vehicular parking would have to be accommodated on-street or within nearby paid-for provision.

There are comprehensive parking restrictions in place on the nearby roads that prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the proposed nil car parking provision would result in a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the potential amenity implications.

No details of cycle parking provision have been provided. Cycling is a viable option in the area and the LHA would request that secure cycle parking provision be provided for this development in accordance with WSCC Parking Standards, if there is space within the site to do so.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities, and public transport links.

In summary, the movements associated with the existing office use have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. West Sussex County Council in its role as LHA has therefore considered the proposal on that basis. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out. The prior approval is therefore considered acceptable in highway terms.

Kyran Schneider
West Sussex County Council – Planning Services