

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	29 May 2026
LOCATION:	10 Cook Way Horsham RH12 3US
SUBJECT:	DC/26/0463 Erection of a single storey rear extension, first floor rear extension and change of front window to juliet balcony, and retention of part conversion of existing garage for the use of habitable living space.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

The site is accessed via Cook way, a privately maintained road in Broadbridge Heath. Consequently, these comments are for your advice only.
The nearest publicly maintained highway is to the southwest at the junction with Broadbridge Heath Bypass Eastbound A264.

The proposals include retaining an existing gym which has been created in part of the associated garage and rear extensions to provide a ground floor utility room and first floor extension to bedroom and ensuite.
The garage in its current format is substandard in size compared with WSCC parking standards which outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore, this garage space does not count toward the overall parking provision. The number of parking spaces assigned to the property currently is unknown, but parking would likely continue as is currently operating in Cool Way.

On street parking also appears achievable within the wider Cook Way and adjoining private roads in laybys- it is not anticipated that this would overspill to a degree that would cause a detriment to the publicly maintained highway, at Broadbridge Heath Bypass.
The proposed additional floor space does not add any additional bedrooms to the property and therefore the proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site.

Space is retained within the remaining garage, which could be used to accommodate cycles as a more sustainable method of travel in the area.

The Local Highway Authority does not consider that the 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.

Jodie Wilkes
West Sussex County Council – Planning Services