

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sophie Moore
FROM:	WSCC – Highways Authority
DATE:	11 March 2026
LOCATION:	Dorlyn House, London Road, Pulborough, RH20 3JT
SUBJECT:	DC/26/0131 Conversion of existing 1no. 3 bedroom flat into 2no. 1 bedroom flats, conversion of the loft into habitable living space with the installation of 3no. rooflights, erection of a two storey and single storey rear extension, and alterations to fenestration.
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 conversion of existing 1no. 3-bedroom flat into 1no. 1 bedroom flat and 1no. 3-bedroom flat. The site is located on London Road, a C-classified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access arrangements. The Local Highway Authority (LHA) does not anticipate that the change of use would give rise to a significant material intensification of movements to or from the site.

The applicant will retain three car parking spaces for this development. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least five car parking spaces. Therefore, any overspill parking would have to be accommodated on-street.

The LHA does not anticipate that the proposed shortfall of car parking provision would result in a detrimental highway safety impact, nor give rise to a parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

No details regarding cycle parking provision have been provided. The LHA would request that secure cycle parking provision be provided for this development, if there is space within the site to do so.

The site is situated in a village location within walking/cycle distance of local services and amenities, such as shops and schools. The site is also well connected by public transport, with regular bus services available from London Road.

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.

If the LPA are minded to approve the application, the following condition should be applied:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Liz Corcoran
West Sussex County Council – Planning Services