WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	18 December 2024
LOCATION:	26 Abbotsleigh Southwater Horsham RH13 9HX
SUBJECT:	DC/24/1788 Demolition of existing garage and erection of a two storey front and side extension.
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.

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

The Local Highways Authority has been consulted on the above application to demolish the existing garage at 26 Abbotts Leigh and erect a two storey front and side extension.

There are no proposed changes to the access arrangements from the publicly maintained highway into the property.
The existing 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 existing garage space does not count toward the overall parking provision. Currently there is frontage parking at the property for 2 vehicles and this same provision is proposed to be retained to serve the proposed extended dwelling.

The proposed additional floor space provides an additional bedroom for the property. This raises the number of bedrooms within the dwelling to 4 from 3. The LHA has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for this property would remain as 3 spaces as per the existing demand, therefore the additional bedroom proposed would not be anticipated to generate a material intensification in vehicular movements or materially raise demand for parking within the site. Parking sufficient to serve a minimum of two parking spaces is available on frontage hard standing. There is also the possibility for on street parking to accommodate for any overspill generated by the proposal. The applicant has outlined that storage is available within the rear garden for cycle storage.

Conclusion
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 116), and there are no known transport grounds to resist the proposal.

Jodie Wilkes
West Sussex County Council – Planning Services