WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	4 April 2024
LOCATION:	Roma Farm Cottage, Wineham Lane, BN5 9AG
SUBJECT:	DC/24/0415 Demolition of existing detached residential dwelling and erection of a new residential dwelling and garage.
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.

Summary and Context

This proposal is for the demolition of existing detached residential dwelling and erection of a new residential dwelling and garage. The site is located on Wineham Lane, a C-classified road subject to a speed restriction of 60 mph. Following an inspection of the application documents, WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns for this application.

The LHA previously provided consultation advice for this site for application DC/22/1353, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application to allow the creation of a new access onto Wineham Lane to serve the existing dwelling.

Parking and Turning

The applicant proposes four car parking spaces for this development on the driveway and proposed double-bay garage. The WSCC Car Parking Demand Calculator indicates that a dwelling of this size in this location would require at least three car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision.

From inspection of the plans, there is ample room on the driveway to accommodate four car parking spaces and on-site turning appears achievable.

Sustainability

The site is situated in a rural area that lacks access to immediate services, amenities, and public transport links. The nearest town is Burgess Hill, approximately 11km east of the site. In addition, Wineham Lane lacks footways and street lighting – as such, residents may have a reliance on the private car.

Conclusion

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.

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

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Liz Corcoran
West Sussex County Council – Planning Services