

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Halima Chowdhury
FROM:	WSCC – Highways Authority
DATE:	19 February 2026
LOCATION:	Jarvis Jarvis Lane Steyning BN44 3GL
SUBJECT:	DC/25/2149 Erection of a single storey in-fill extension to rear elevation. Repair, restoration, selective alterations, including window repairs/replacements. Construction of a new driveway, and associated works (Householder).
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 proposal is for the erection of a single storey in-fill extension to rear elevation. Repair, restoration, selective alterations, including window repairs/replacements. Construction of a new driveway, and associated works. The property is sited on Jarvis Lane, however vehicular access is proposed to the rear of the property from Whykeham Close, a privately maintained route in Steyning. Whykeham Close is a private road. Consequently, these comments are for your advice only. The nearest publicly maintained highway to this access is High Street, a C classified road subject to 30mph speed restrictions.

It appears that there would be sufficient space for a vehicle to park, manoeuvre and egress the site in a forward gear. The access is to be located on the outside of a bend which would maximise the achievable visibility in both directions along this road.

Provision for two car parking spaces is proposed to serve the dwelling, which would be an improvement over the existing single parking provision. It has been outlined that the parking demand for a dwelling of this size in this location would be 3 parking spaces. Currently overspill is accommodated on street, therefore this proposal would remove the requirement for a single vehicle to park on street.

In summary, 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.

The applicant is advised to contact the proprietor of Whykeham Close regarding the access proposals.

Jodie Wilkes
West Sussex County Council – Planning Services