WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	11 August 2025
LOCATION:	11 Park Terrace West Horsham West Sussex RH12 1HY
SUBJECT:	DC/25/1024 Demolition of existing garage and erection of a single storey side and rear extension.
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 demolition of the existing garage serving 11 Park Terrace, Horsham and the erection of a single storey side and rear extension.

The number of parking spaces assigned to this property has not been outlined by the applicant. The existing garage dimensions are unknown at this time as the floorplans do not include the garage floorspace and it has not been possible to accurately scale from the documents submitted. I can however advise that WSCC parking standards outline that a garage of 3m x 6m is sufficient to serve an average sized vehicle. Therefore, if the garage space adheres to this standard, the proposal would see the loss of a single potential parking space at the property.

Currently there appears a single parking space alongside the property on associated hardstanding, there also appears to have been parking informally allocated opposite the property on the verge of Park Terrace- for two vehicles. The verge parking has not been shown within the property red edge and therefore is not considered to be assigned to the property, furthermore the verge in this location is of insufficient width to accommodate a vehicle without overhanging onto publicly maintained highway. Therefore, the LHA consider that the proposal will result in a single vehicular parking provision.

The proposed additional floorspace does not provide additional bedrooms for the property. Parking demand for dwellings is generated by the WSCC Parking Demand Calculator (PDC) using the number of bedrooms within a property and taking into consideration the local area context. The LHA has consulted the WSCC Parking Demand Calculator and can advise that the total parking provision for this property would remain as 2 spaces as per the existing demand. The proposal would therefore not be anticipated to result in a material change in vehicle movements associated with the site.

Parking sufficient to serve a single vehicle is available on frontage hardstanding. Park Terrace is located within a sustainable location in Horsham close to a variety of shops and amenities, this reduces the reliance on the use of a car for a number of journeys. Cycling is a viable alternative within the local area; therefore, cycle parking provisions would be of benefit to the property given the loss of garage space. Should the LPA see this as a reasonable request- a cycle parking condition may be sealed alongside any permission of the proposal to secure future provision.

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