WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	5 September 2025
LOCATION:	12 Hedgelands Billingshurst West Sussex RH14 9XS
SUBJECT:	DC/25/0912 Conversion of garage into habitable living space.
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 application is for the conversion of garage into habitable living space. The site is located on Hedgelands, a privately maintained road, as such these comments are considered advice only. The nearest publicly maintained highway is Marringdean Road, a C-classified road subject to a speed limit of 30mph.

The proposal will result in the loss of one parking space for the existing dwelling, however plans indicate that two parking spaces are still available on the existing driveway. Any overspill parking as result of the loss of the garage parking space could be accommodated on-street – the LPA should consider the potential impacts of overspill parking from an amenity issue.

The proposal also incorporates a cycle store within the conversion, ensuring that secure and covered cycle storage is retained and encouraging sustainable transport options.

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 116), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, a condition securing the cycle storage in perpetuity is advised.

Nicola Elliott
West Sussex County Council – Planning Services