WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Joshua Lee
FROM:	Highways, WSCC
DATE:	08/11/2024
LOCATION:	26 Weston Avenue, Broadbridge Heath, RH12 3XE
SUBJECT:	DC/24/1364 Conversion of existing garage into habitable space and erection of a single storey side extension.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	£N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

WSCC in its role as Local Highway Authority (LHA) has been reconsulted on the above application, following the applicant's submission of amended plans. The LHA previously provided consultation advice for this application, dated 23/09/2024, raising no safety concerns but advising that the existing driveway was of insufficient depth to accommodate two off-street car parking spaces.

The amended plans demonstrate a revised setback distance of the proposed front wall, allowing for a driveway depth of approximately 9.6m and consequently, suitable space for two off-street car parking spaces. The amended design would therefore now be considered sufficient to accommodate the proposed off-street car parking provision as shown in the plans.

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

Kyran Schneider
West Sussex County Council – Planning Services