# WEST SUSSEX COUNTY COUNCIL CONSULTATION

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| **TO:** | Horsham District Council<br>FAO: Bethan Tinning |
| **FROM:** | Highways, WSCC |
| **DATE:** | 28/10/2024 |
| **LOCATION:** | Milestone House, 86 Hurst Road, Horsham, RH12 2DT |
| **SUBJECT:** | DC/24/1236<br>Prior Notification for internal change of use from Class E (g) (i) Offices to C3 2nd floor apartment. |
| **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.**

This application seeks prior approval for the change of use of second floor from Offices (Class E (g)(i)) to residential (Class C3) to form a single apartment. The site is located on Hurst Road, a B-classified road subject to a speed restriction of 30 mph.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Class E to Class C3 subject first to prior approval being granted. As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GPDO is quite clear as to what highway matters can be considered, namely whether the proposal is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site.

Generally, the change of use from office to residential would generate a reduction in material use at the site. The existing use would create a certain number of movements throughout the day, whereas the movements associated with residential use would be anticipated within network peaks. Therefore, although the nature of trips would change, the frequency would likely not exceed that of the potential of the current use.

From inspection of the submitted plans, there appears to be suitable off-street car parking provision available to serve the proposed residential use, with space for on-site turning.

The applicant has not provided details of cycle parking provision. Cycling is a viable option in the area, and the LHA request that secure and covered cycle parking provision be provided in accordance with WSCC Parking Standards, if there is space within the site to do so.

In summary, the movements associated with Use Class E have done so safely with no known safety highways concerns, and C3 residential uses are considered less intensive. West Sussex County Council in its role as LHA has therefore considered the proposal on that basis. The prior approval is therefore considered acceptable in highway terms.

**Kyran Schneider**
**West Sussex County Council – Planning Services**