WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	Highways, WSCC
DATE:	28/05/2024
LOCATION:	Oakfield, Cox Green, Rudgwick, RH12 3DD
SUBJECT:	DC/24/0625 Variation of condition 1 of previously approved application DC/21/2211 (Demolition of existing dwelling and garage and erection of a replacement detached dwelling with new vehicular access, attached garage and associated car parking.) Variations sought to allow for front and rear skylight changed to dormer windows; amendments to driveway entrance; addition of timber pergola, 2 no. external outbuildings, open lean to, and relocation of consented back door to side of house.
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 the variation of Condition 1 of previously approved application DC/21/2211, to allow for various minor amendments to the proposals. WSCC in its role as Local Highway Authority (LHA) provided consultation advice for the previously approved application DC/21/2211, raising no highway safety concerns.

From inspection of the plans, the proposals appear not too dissimilar from what was previous permitted from a highway safety point of view. The site exhibits suitable off-street vehicular parking and turning space. I note that there are amendments to the proposed driveway entrance – it is not clear if the proposed access point on Cox Green will be affected. Therefore, for the avoidance of doubt, the LHA would request that visibility be provided in accordance with the parameters agreed previously.

Assuming this can be provided, the LHA would raise no concerns to the variation of Condition 1 for the proposed amendments.

If the LPA are minded to approve the application, the following conditions and informative should be applied:

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Visibility (details required)
No part of the development shall be first occupied until visibility splays of 2.4 metres by 54 metres northeast and 2.4 metres by 52 metres southwest have been provided at the proposed site vehicular access onto Cox Green in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

Informative
Vehicle Crossover – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Kyran Schneider
West Sussex County Council – Planning Services