WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	Highways, WSCC
DATE:	17/02/2025
LOCATION:	16 Ashurst Close, Horsham, RH12 4JN
SUBJECT:	DC/24/2001 Demolition of existing garage. Erection of a two storey side extension and single storey rear 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.

This application seeks the demolition of an existing garage and erection of a two-storey side extension and single-storey rear extension. The site is located on Ashurst Close, an unclassified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed extensions will facilitate additional habitable space within the existing dwelling, and this would not be anticipated to give rise to a material intensification of movements to or from the site.

An existing single-bay garage will be lost as part of this development. However, I would note that the garage as existing falls short of the minimum internal specifications for single-bay garages of 3m x 6m as specified in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it may be too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume it could be being used for other purposes, such as storage. As such, no concerns would be raised over loss of existing off-street parking provision, Existing hardstanding within the site frontage is to be retained for use by the property.

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

Kyran Schneider
West Sussex County Council – Planning Services