

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	Highways, WSCC
DATE:	09/07/2026
LOCATION:	82 Bedford Road, Horsham, RH13 5BH
SUBJECT:	DC/26/0616 Erection of a single storey rear extension.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed erection of a single-storey rear extension. The plans suggest that the site as existing currently hosts two one-bedroom flats, whilst the proposed development will facilitate a conversion to a six-bedroom house in multiple occupation (HMO).

The site is located on Bedford Road, an unclassified road subject to a speed restriction of 30 mph. No vehicle access is associated with this site, whilst pedestrian access will remain as existing from Bedford Road. Considering the scale of the existing and proposed uses, the LHA does not anticipate that the proposals would give rise to a significant material intensification of use.

No vehicular parking is associated with this site. Consequently, vehicle parking would have to be accommodated on-street, as per the existing arrangement. Under WSCC Parking Standards for HMO use, the LHA would expect 0.5 car parking spaces to be provided per bedroom, which for an HMO of this size would warrant a demand for three car parking spaces. I note that the two existing one-bedroom flats would also warrant the demand for three car parking spaces under WSCC Parking Standards for residential dwellings. As such, no concerns would be raised in this regard. Notwithstanding this, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

Weight is given to the sustainable nature of the site location, being well accessible on foot, by cycle and by public transport. Local services and amenities are within walking/cycle distance of the site, and residents need not necessarily rely on a private car for travel. Cycling is a viable option in the area, and the LHA would request that secure cycle parking provision be provided, to promote sustainable transport methods.

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.

If the LPA are minded to approve the application, the following condition should be applied:

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.

Kyran Schneider
West Sussex County Council – Planning Services