WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Halima Chowdhury
FROM:	WSCC – Highways Authority
DATE:	26 June 2025
LOCATION:	Silver Birches Birch Way Storrington West Sussex RH20 3PE
SUBJECT:	DC/25/0832 Demolition works. Erection of a two storey side extension and detached carport. Widening of existing private driveway and access.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

I refer to your consultation in respect of the above planning application and would provide the following comments.

The applicant is proposing to extend the existing dwelling Silver Birches at Birch Way Storrington. The extension will provide an additional bedroom at first floor level and a living room at ground floor level. The proposals also include a new car port to serve the dwelling.

Birch Way is a residential D classified road in Storrington subject to 30mph speed restrictions. The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the access to public highway, Birch Way. There is no evidence to suggest that the access is operating unsafely, or that the proposed would exacerbate an existing safety concern.

The additional bedroom that this proposal provides raises the overall number of bedrooms at the dwelling to 4. This would not be anticipated to generate a severe material increase in vehicular movements to or from the property over that currently generated. The WSCC Parking Demand Calculator outlines that the proposal will require 3 parking spaces to accommodate the likely demand, this is unchanged from the demand previously generated by a 3-bedroom property in this location.

The double car port is of sufficient dimensions to accommodate for two average sized vehicles. Ample additional space exists fronting the dwelling and car port to accommodate any additional vehicles and with the opportunity for a turn on site manoeuvre to be performed.

The widening of any vehicular access onto publicly maintained highway is subject to a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained. 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.

The applicant is encouraged to ensure that their access proposals align with the WSCC guidance, WSCC Vehicular Cross Over: Application Criteria guidance, which can be found at the following link:
https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

I have independently consulted the WSCC Highway engineer for your location regarding the newly proposed access width and positioning, and should any additional guidance be offered, their comments will follow in due course.

Conclusion
The Local Highway Authority does not consider that the 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.

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. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/

Online applications can be made at the link below, alternatively please call 01243 642105.

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

Jodie Wilkes
West Sussex County Council – Planning Services