WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Tamara Dale
FROM:	WSCC - Highways Authority
DATE:	23 November 2023
LOCATION:	35 Brambling Road, Horsham, West Sussex, RH13 6AX
SUBJECT:	DC/23/1943 Part demolition of existing garage, erection of a two storey detached dwelling with associated works and access onto Brambling Road. Part-Retrospective. Amendment received.
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.

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

Summary
The LHA has previously been consulted on this matter under DC/19/1945 for a new detached dwelling, the LHA raised no highways safety concerns and the LPA granted permission. The site was subject to a planning enforcement EN/23/0244 where a number of issues were raised. The LHA offered guidance on how this could be resolved and this most recent application appears to address those concerns.

Comments
The amended documents demonstrate that the access will be widened by 1m to prevent overrun onto the verge and prevent deterioration of the dropper kerb stone. These issues were raised within an enforcement note, during this time the LHA observed that the access plans appeared to show the access wider than was actually built out.

The applicant has now decided to extend the VCO an additional 1m to prevent this overrun. The Area Officer was consulted on these matters when looking into the enforcement and it was advised that the LHA would be satisfied to approve an extension of up to 4.5m from the property boundary.

Based on the above considerations the LHA raise no highways safety concerns with the proposal to extend the VCO as demonstrated within the associated plans. The applicant will need to contact the local Area Office in order to obtain a license to carry out the works within the highway if not already completed- informative below.

A secure and covered cycle shed has also been proposed and appears to be a workable solution.

Conclusion

The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Condition

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.

Informative

Works within the Highway – Area Office Team
The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Jodie Wilkes
West Sussex County Council – Planning Services