WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Hannah Darley
FROM:	WSCC – Highways Authority
DATE:	17 May 2024
LOCATION:	Sandgate House, Water Lane, RH20 3LY
SUBJECT:	DC/24/0693 Subdivision of a house to create two semi-detached dwellings, including the formation of a porch and detached car port.
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.

This proposal is for the subdivision of a house to create two semi-detached dwellings, including the formation of a porch and detached car port. The site is located on Water Lane, a C-classified road subject to a speed restriction of 40 mph in this location.

The LHA previously provided consultation advice for this site for application DC/23/1929, raising no highway safety concerns. This Local Planning Authority (LPA) refused the application on grounds unrelated to highways.

There are no proposed changes to the existing access on to Water Lane. The LHA has consulted the most up to date WSCC Accident data which shows two incidents have occurred within proximity of the access point however these were not attributed to any highway defect or any concerns with the layout of the existing access point.

The access is to be served via a gate which is set back from the highway a sufficient distance to accommodate a vehicle awaiting the gate opening. This allows the free flow of traffic along Water Lane and removes a waiting vehicle in the highway. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

The applicant proposes six car parking spaces for this development, comprising of an existing car port and the proposed car port. The WSCC Car Parking Demand Calculator indicates that a development of this size in this location would require at least six car parking spaces. Therefore, the LHA is satisfied with the proposed level of parking provision. From inspection of the plans, the parking bays in the car ports are suitably sized and on-site turning has been demonstrated.

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 115), 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:

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

Liz Corcoran
West Sussex County Council – Planning Services