WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Marie Riggs
FROM:	WSCC – Highways Authority
DATE:	1 November 2024
LOCATION:	9 Church Close, Shipley, West Sussex, RH13 8PJ
SUBJECT:	DC/24/1206 Erection of a detached double garage to the side/front of the property.
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 erection of a detached double garage to the side/front of the property. The site is located on Church Close, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing vehicular access point. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

From inspection of the plans, the proposed single-bay garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the garage for parking provision. The applicant should enlarge the garage if they wish it to be considered for parking provision.

There is also sufficient space on the enlarged driveway for a several cars and on-site turning appears achievable.

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.

Liz Corcoran
West Sussex County Council – Planning Services