WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Bethan Tinning
FROM:	WSCC – Highways Authority
DATE:	9 May 2024
LOCATION:	7 Drake Close, Horsham, RH12 5UB
SUBJECT:	DC/24/0211 Erection of a side extension to provide garage to dwelling house. More information received from Bethan Tinning's email on 8th May 2024.
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 side extension to provide garage to dwelling house. The site is located on Drake Close, an unclassified road subject to a speed restriction of 30 mph.

The applicant proposes a new access point to the side of the proposed garage. The proposed access works will be subject to a licence obtained through the local Highway Area Office and constructed to a specification agreed with the local Highway Area Engineer.

The Highway Area Office guidance sets out the minimum allowable criteria for the private driveway area as follows -

- At least 4.8m long between the back of the pavement or property boundary (the face of any wall, fence, or hedge for example) and the front of your building and 2.4m minimum width.
- Or at least 6.0m long where the parking area is in front of a garage or door where adequate means of escape / access needs to be provided, like a front/back door, escape window etc.

From inspection of the plans, the access point to the garage is positioned between 1.0m to 1.5m from the back of the pavement. Therefore, it is unlikely that a license will be granted by the Highway Area Office as it does not meet the specification.

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.

However, although there are no highway grounds for a refusal, an application for a licence for highway works are likely to be refused based on Highway Area Office guidance.

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

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 because the highway license process considers wider factors than are considered by the Highway Authority at planning stage. Additional information about the licence application process can be found at the following web page:
http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/

Liz Corcoran
West Sussex County Council – Planning Services