WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Meg Bayliss
FROM:	WSCC – Highways Authority
DATE:	18 October 2024
LOCATION:	10 Parry Close Horsham RH13 6RR
SUBJECT:	DC/24/1440 Erection of a front porch and conversion of garage into habitable living space.
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.

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

Parry Close at the point of access to the property is privately maintained, the road becomes publicly maintained at the junction to the east of the site and travelling north. The development is not anticipated to give rise to a material intensification of use of the existing access point.

The garage will be lost as a potential parking location as part of the proposals. From inspection of the plans, the garage currently does not meet the minimum internal specifications for double-bay garages of 6m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would consider the existing garage a single parking provision.

Space is available fronting the garage building for two vehicular parking spaces and hardstanding appears present fronting the property. Specific measurements of these spaces have not been provided, nor the ownership the applicant has within this location although the entire portion of Parry Close has been included within the property red edge. Being that the site is located at the end of a no through road, it is not considered this would cause obstruction or block other road users however. Therefore, no severe highways safety concerns are raised regarding loss of existing parking provision.

The applicant is advised also to contact the proprietor of this portion of road, to obtain formal approval of this matter.

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.

Jodie Wilkes
West Sussex County Council – Planning Services