

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Sam Nye
FROM:	Highways, WSCC
DATE:	24/09/2026
LOCATION:	Oakfield, 1 Peters Close, Cripplegate Lane, Southwater, RH13 9JP
SUBJECT:	DC/26/1445 Variation of condition 4 of previously approved application reference DC/21/0323 (Erection of a single storey side extension to existing garage) to allow use of garage as a bridal boutique.
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed variation of Condition 4 of previously approved application DC/21/0323, to allow for the use of the garage as a bridal boutique.

The site is located on Cripplegate Lane, an unclassified road subject to a speed restriction of 30 mph. Access arrangements to the site will remain as existing from Cripplegate Lane. Given the small-scale nature of the proposed development, the LHA does not anticipate that the proposals would give rise to a significant material intensification of use.

Whilst the proposals represent a loss of the garage for vehicle parking purposes, there still appears to be ample space on-site to serve the parking needs of the business as well as the host dwelling.

In summary, 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 (in line with TR6 paragraph 4) and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services