WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	31 July 2024
LOCATION:	1 Shooting Field Steyning BN44 3RQ
SUBJECT:	DC/24/1012 Conversion of existing garage to living accommodation and other minor alterations further to approved development ST/16/03 (Retrospective).
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.

Summary
This proposal is for the retrospective conversion of an existing garage to form a snug associated with the existing dwelling at 1 Shooting Field. The site is located on Shooting Field, a D classified road subject to a speed restriction of 30 mph. WSCC in its role as Local Highway Authority (LHA) raises no highway safety concerns with this application.

Content
The existing vehicular access is used to serve this development with no alterations
The LHA does not anticipate that the removal of the garage space and addition of a habitable room would give rise to a significant intensification of movements to or from the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents attributed to road layout within the vicinity of the site. Therefore, there is no evidence to suggest the nearby road network is operating unsafely or that the proposal would exacerbate an existing safety concern.

The plans indicate that the garage had already been partially converted and therefore was not sufficient in dimension to accommodate a vehicle in its previous state. Therefore, the proposal does not change the existing arrangement for parking within the site. The submitted planning statement outlines that 3 parking spaces are available within the frontage to serve the dwelling which from consulting the WSCC Parking Demand Calculator is considered sufficient to serve a 3 bedroom dwelling in this location.

Whilst on-street parking is limited in the area, there are comprehensive parking restrictions in place prohibiting vehicles from parking in places that would be a detriment to highway safety. The LHA does not anticipate that the proposal would result in a severe highway safety concern, nor give rise to any capacity issues. Secure and covered cycle parking may be lost as a result of the proposal; therefore, the LPA may wish to consider the inclusion of a cycle parking condition alongside this proposal.

The site is situated in a sustainable location within walking distance of shops, schools and other amenities and services. Cycling is a viable option in the area.

Conclusion

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