WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Alice Johnson
FROM:	WSCC – Highways Authority
DATE:	11 June 2024
LOCATION:	Mare Hill House, West Mare Lane, RH20 2EA
SUBJECT:	DC/24/0784 Erection of a single storey side garage extension and a rear roof extension including raising of roof level above the existing stairwell.
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 single storey side garage extension and a rear roof extension including raising of roof level above the existing stairwell. The site is located on West Mare Lane, a private road, consequently these comments are for your advice only.

West Mare Lane adjoins the public highway at Mare Hill Road an A-classified road subject to a speed restriction of 40 mph in this location. No alterations are proposed to the existing vehicular access arrangement. The LHA does not anticipate that the proposals would give rise to a material intensification of movements to or from the site.

The applicant proposes an extension to the existing garage to add an additional bay and change the location of the garage doors. The proposed garage meets the minimum internal specifications for a double-bay garage of 6m x 6m as outlined in Manual for Streets (MfS). From inspection of WSCC mapping, on-site turning appears achievable and there is space on the driveway for additional vehicle parking.

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