WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Horsham District Council FAO: Steve Astles
FROM:	Highways, WSCC
DATE:	09/09/2025
LOCATION:	Mare Hill House, West Mare Lane, Pulborough, RH20 2EA
SUBJECT:	DC/25/1143 Erection of a single storey side garage extension, a rear roof and front extension including raising of roof level above the kitchen.
DATE OF SITE VISIT:	N/A
RECOMMENDATION:	Advice
S106 CONTRIBUTION TOTAL:	N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals.

This application seeks the erection of a single-storey side garage extension, a rear roof and front extensions including raising of roof level above the kitchen. The site is located on West Mare Lane, a privately maintained road – as such these comments should be considered as advice only.

No alterations are proposed to the existing vehicle access arrangement on the privately maintained road. The proposals are not anticipated to give rise to a material intensification of movements to or from the site.

The proposed garage appears sufficiently sized to accommodate two cars. The existing turning area fronting the proposed garage appears suitable to serve the needs of the site.

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 (paragraph 116), and that there are no transport grounds to resist the proposal.

Kyran Schneider
West Sussex County Council – Planning Services