

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	Highways, WSCC
DATE:	19/03/2025
LOCATION:	S Taylor Jewellers, 30 Cantelupe Road, East Grinstead, RH19 3BJ
SUBJECT:	DM/25/0351 Proposal to convert the existing commercial space into a self-contained residential flat, extend the current one-bedroom ground floor flat into a two-bedroom unit, install seven rooflights in the rear existing commercial space, add a new door and window on the side elevation, and raise the single-storey roof to match the existing structure. Remove garage door to provide parking spaces and bin store at front of property.
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 to convert existing commercial space to a self-contained flat and extend an existing one-bedroom ground floor flat to form a two-bedroom unit, amongst other proposed works and alterations. The site is located on Cantelupe Road, a C-classified road subject to a speed restriction of 20 mph.

No alterations are proposed to the existing vehicular access arrangement. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

An existing garage is to be removed and replaced with off-street parking space for two cars. The WSCC Car Parking Demand Calculator indicates that the development as proposed would require four car parking spaces. As such, any overspill parking would have to be accommodated on-street.

There are comprehensive parking restrictions in place on the nearby roads that prohibit vehicles from parking in places that would be detrimental to highway safety. The LHA does not anticipate that the shortfall in parking provision would give rise to a highway safety concern, but the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. Weight is given to the fact the site is situated in a sustainable town centre location within walking/cycle distance of local services, amenities and public transport links. Provision for the storage of bicycles has also been demonstrated, which will help promote the use of alternative travel to the private car.

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 proposals.

Kyran Schneider
West Sussex County Council – Planning Services