

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Susan Dubberley
FROM:	WSCC – Highways Authority
DATE:	17 July 2025
LOCATION:	27 Franklynn Road Haywards Heath West Sussex RH16 4DQ
SUBJECT:	DM/25/1699 Retrospective change of use from small HMO for up to 6 occupants (Use Class C4) to a large HMO for up to 8 occupants in 7 bedrooms (Sui Generis Use), and associated enlargement of driveway and dropped kerb.
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 retrospective application is for the change of use from small HMO for up to 6 occupants to large HMO for up to 8 occupants, enlargement of driveway and dropped kerb. The site is located on Franklynn Road, a B-classified road subject to a speed limit of 30mph.

The LHA would not anticipate that the proposal to increase the HMO to 8 occupants would result in a material intensification of use of the site. The proposal would result in a second parking space to the site frontage. Whilst the LHA would not raise any highway safety concerns to the widening of the vehicular crossover, these works would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them. Details of the proposed width of the access have not been provided. The LHA are satisfied that details of the access can be secured via condition, however the applicant should be aware that the Area Engineer is not likely to grant a licence for a VCO of a width greater than 6.4m. The LPA may wish to request details of access be provided prior to determining the application, to prevent permission being granted which is unimplementable.

The applicant is encouraged to ensure that their access proposals align with the WSCC guidance, WSCC Vehicular Cross Over: Application Criteria guidance, which can be found at the following link:

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

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 116), and that there are no transport grounds to resist the proposal. However, as above, the LHA may wish to request details of access prior to determination.

If the LPA are minded to approve the application, the following condition should be applied:

Access (details required)

The use of the proposed parking area must not be utilised until such time as the vehicular access has been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety

Nicola Elliott

West Sussex County Council – Planning Services