

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council - FAO: Katherine Williams
FROM:	WSCC – Highways Authority
DATE:	17 March 2025
LOCATION:	12 And 14 Eastern Road Haywards Heath West Sussex RH16 3NN
SUBJECT:	DM/25/0458 Proposed demolition of existing lean to stores at the rear of each house and erection of two storey rear and side extensions with recessed balconies in order to enlarge the existing 4x flats. Loft conversions and roof extensions that include front dormers and rooflights. New dropped kerb and parking area to the front for 5 cars.
RECOMMENDATION:	No Objection

Extensions will allow the existing 4 x flats to be extended (the two ground floor one-bedroom flats are proposed to become 2-bedroom flats; and the two first floor one-bedroom flats are proposed to become 3-bedroom maisonettes). A new crossover/dropped kerb across site is proposed to provide access to 6 x off-street parking spaces.

There are no parking restrictions on Eastern Road ('D' class subject to 30mph). neighbouring properties have a similar arrangement with direct accesses, some with no turn on site, without evidence of highway safety concern. Eastern Road has a straight alignment with good forward visibility meaning an emerging car could be spotted. Whilst on-street parking may obscure some parts of the visibility envelope, Manual for Streets 2 para. 10.7.1 states: "Parking in visibility splays in built-up areas is quite common, yet it does not appear to create significant problems in practice...in some circumstances, where speeds are low, some encroachment may be acceptable".

Considering the road context, anticipated speeds and traffic, the LHA raise no concerns with the proposed dropped kerb and off-street parking arrangement. A crossover licence would be required from Highway AREA OFFICE as per attached informative.

INFORMATIVE

The applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact the Area Highway Manager (01243 642105) to commence this process. The applicant is advised that it is an offence to undertake any works within the highway prior to the agreement being in place.

Katie Kurek
West Sussex County Council – Planning Services