

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Horrell
FROM:	WSCC – Highways Authority
DATE:	15 January 2025
LOCATION:	37 Sunnyside Close, East Grinstead, West Sussex, RH19 4QW
SUBJECT:	DM/24/2960 Replacement garage with annex over.
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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

Summary

The proposal seeks to replace the existing garage at 37 Sunnyside Close and create an annexe above. Sunnyside Close is a privately maintained road, therefore this response should be considered only as advice. Sunnyside Close meets the publicly maintained highway to the south east at the junction to Dunnings Road.

The Local Highway Authority (LHA) has reviewed data supplied to WSCC by Sussex Police over a period of the last five years. There have been no recorded injury accidents at the junction of Sunnyside Close and Dunnings Road. However, a collision has been recorded in proximity of the access, from an inspection of accident data it is clear that this was not due to any defect with the highway network at this point.

There are no proposed changes to the existing access with the Publicly Maintained Highway.

Comments

The garage space currently measures 3m x 6m which is in line with WSCC standards for garages, to accommodate an average sized vehicle and allow space for cycle storage, the proposed garage exceeds these dimensions however does not appear sufficient for two vehicles which would require 6m x 6m. Currently it appears that two vehicles are able to utilise the driveway parking in tandem, the plans state that the driveway will be widened, it is not clear to what extent this will be widened however WSCC car parking standards outline spaces should measure 2.4 x 4.8m each. As Sunnyside Close is a privately maintained route, the applicant should contact the proprietor of this road to obtain formal approval to carry out the site access works.

It has not been outlined whether the annexe would be ancillary accommodation to the existing dwelling or whether this would be a separate property. The Local Highways Authority has consulted the WSCC Parking Demand Calculator, this outlines that a single additional parking space would be required to serve a unit of this size if separate.

It is not considered that the proposal would give rise to a severe material increase in movements along Dunnings Road.

Conclusion

The Local Highway Authority does not consider that the 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. As advised, the applicant should contact the proprietor of the private road to obtain formal approval to carry out the proposed access works.

Should planning consent be granted, the LHA advise conditions securing parking and Construction management.

Jodie Wilkes
West Sussex County Council – Planning Services