

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Andrew Watt
FROM:	Highways, WSCC
DATE:	29/05/2025
LOCATION:	11 Franklynn Road, Haywards Heath, RH16 4DG
SUBJECT:	DM/25/1266 Change of use from Small HMO (C4) (currently 6 sharers) to Large HMO (Sui Generis) (7 sharers)
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 change of use from six-bedroom HMO (C4 Use) to seven-bedroom HMO (Sui Generis). The site is located on Franklynn Road, a B-classified road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangement. The addition of a seventh HMO bedroom is not anticipated to give rise to a significant material intensification of use.

In terms of parking, 3-4 car parking spaces can be accommodated within hardstanding fronting the site, and this would be considered a suitable amount of off-street car parking to serve an HMO of this size under WSCC Parking Standards.

The Planning Statement states that additional cycle storage can be provided to the rear of the site. The LHA would request that secure and covered cycle storage be provided, to promote sustainable travel.

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.

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

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Kyran Schneider
West Sussex County Council – Planning Services