

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	Highways, WSCC
DATE:	03/08/2026
LOCATION:	36 Kings Drive, Hassocks, BN6 8DZ
SUBJECT:	DM/26/1270 Part retrospective application for alterations to the existing garage and the proposed change of use of the garage to a residential dwelling (Amended description and plans)
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.

WSCC in its role as Local Highway Authority (LHA) has been consulted on highway matters by the Local Planning Authority (LPA) for the proposed part retrospective alterations to existing garage and change of use of the garage to residential dwelling. The site is located on Kings Drive, an unclassified road subject to a speed restriction of 30 mph.

The existing vehicle access point on Queens Drive is to be utilised for the proposed dwelling. From inspection of WSCC mapping, there are no apparent visibility concerns with the existing point of access on Queens Drive. I note that the existing dropped kerb does not extend across the whole of the proposed hardstanding area, so I would request that the existing dropped kerb be extended, so that cars do not need to bump the kerb when accessing the site.

Provision for two off-street car parking spaces are proposed. It is assumed that these will be for the sole use of the proposed dwelling. If so, the proposed parking provision would meet WSCC Parking Standards for a dwelling of this size. Parking associated with the existing dwelling would have to be accommodated on-street. Whilst no highway safety concerns would be raised in this regard, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The site is located in an area considered sustainable, this being well accessible on foot, by cycle and by public transport. Local services, amenities and public transport links are within walking/cycle distance of the site. Provision for the parking of bicycles is proposed, which will help promote the use of sustainable transport methods.

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 conditions and informative should be applied:

Conditions

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

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.

Informative

Vehicle Crossover – Minor Highway Works

The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted because the highway license process considers wider factors than are considered by the Highway Authority at planning stage.

Additional information about the licence application process can be found at the following web page:

<https://www.westsussex.gov.uk/roads-and-travel/highway-network-permits-and-licences/highway-licences/west-sussex-county-council-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways/>

Kyran Schneider
West Sussex County Council – Planning Services