

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	WSCC – Highways Authority
DATE:	7 February 2025
LOCATION:	20 Grove Road Burgess Hill RH15 8LF
SUBJECT:	DM/24/3026 Proposed garage/outbuilding.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	More Information Required/ Modification

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 is for a new garage/ outbuilding to be constructed at 20 Grove Road Burgess Hill. Grove Road is a residential D class road subject to 30mph speed restrictions in this location.

Comments

The proposal would include a new access point to the property in the form of a garage directly accessed from the highway. This would result in the requirement for an extended Vehicular Crossover (VCO) into the property to accommodate for access. The extended VCO would require a license obtainable from WSCC Highways Area Depot- I have independently consulted the Area Steward for this location to ascertain the likelihood of this being approved. Additional comments will follow upon receipt of this information.

The plan provided shows a garage measuring approximately 2.75m x 4.90m. It is advised that to count toward a parking provision, WSCC standards outline that a single garage space is required to measure 3m x 6m to accommodate an average sized vehicle- therefore this provision as demonstrated would not count toward the overall parking provision at this property. The applicant may wish to consider altering the internal dimension of this garage to accommodate these measurements.

It would be preferred for the garage space to be accessed internally of the site and not directly from the highway. If the garage is to be accessed as proposed however, it is advised that a roller shutter should be used instead of the barn door style access currently shown. This is due to the fact doors opening externally will obstruct and overhang the highway/footway at this point. Similarly, doors opening internally would reduce the available parking space further. The applicant should be aware that obstructions within the public highway are liable to enforcement by the WSCC area office.

Please can the above be taken into consideration and the plans modified as per the guidance given. Additional comments from the Local Area steward will follow once received, regarding the proposal and likelihood of an extended crossover license being granted in this location.

Jodie Wilkes
West Sussex County Council – Planning Services