

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	WSCC – Highways Authority
DATE:	9 January 2026
LOCATION:	38 Backwoods Lane Haywards Heath RH16 2EN
SUBJECT:	DM/25/3243 Single storey front porch, side extension, rear extension. Hip to gable loft conversion with rear dormer and rooflights to front elevation. Amendment to existing dropped kerb.
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.

This application is for single storey front porch, side extension, rear extension. Hip to gable loft conversion with rear dormer and rooflights to front elevation. Amendment to existing dropped kerb. The site is located on Backwoods Lane, an un-classified road subject to a speed limit of 30mph.

The proposal would result in the addition of two bedrooms to the existing property. The proposed plans indicate that two parking spaces will be provided on the site frontage. The WSCC parking demand calculator would expect that a minimum of three parking spaces would be required for a dwelling of this size and location. As such, the proposal could generate an overspill parking demand of one space which would have to be accommodated on-street. The LHA would not anticipate any highway safety concerns from additional on-street parking in this location, however the LPA may wish to consider the potential impacts of additional on-street parking from an amenity perspective.

The proposed plans demonstrate that the existing dropped kerb will be widened to 3.00m in width. The LHA would not raise any highway safety concerns to the widened the vehicle crossover. The access works would be subject to a licence from the Area Engineer and must be constructed to a specification agreed with them. An informative is included below.

Conclusion

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 and informative should be applied:

Access

The use of the access shall not commence until such time that it has been constructed in accordance with the details shown on the drawing titled Proposed Drawings and numbered 101.

Reason: In the interests of road safety.

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/>

Nicola Elliott

West Sussex County Council – Planning Services