

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Stefan Galyas
FROM:	WSCC – Highways Authority
DATE:	6 February 2026
LOCATION:	36 Kings Drive Hassocks West Sussex BN6 8DZ
SUBJECT:	DM/26/0061 Part retrospective single storey dwelling (Amended description and application form 20.01.2026)
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	Advice

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

Summary

The proposal is for a part retrospective single storey dwelling in garden land rear of 36 Kings Drive, Hassocks. Kings Drive is a residential D class road subject to 30mph speed restrictions at this point. Vehicular access is made via Queens Drive which merges into Kings Drive. Queens Drive is also a residential D class road subject to 30mph speed restrictions.

The proposals are outlined as being part retrospective and seek to convert an existing garage building. Under DM/24/2689 permission was sought for the extension and alteration to existing garage, including new pitched roof, the Local Highway Authority does not appear to have been consulted on this proposal, the application was approved by the Local Planning Authority (LPA).

Comments

The proposed dwelling appears to be intended to operate as a standalone dwelling, not as ancillary accommodation to the host dwelling, no 36. In terms of highways capacity, it would not be anticipated that this would cause a highways capacity concern.

Parking for no 36 is accommodated in a separate location to that of the existing garage, subject to this application. Therefore, there would be no anticipated loss of parking for the existing property.

2 parking spaces would be anticipated to satisfy the likely demand generated by a property of this size in this location. The size of the parking spaces appears to meet WSCC minimum requirements for accommodating an average sized vehicle at 2.4m x 4.8m each.

It is unclear whether the dropped kerb access at the access point has been extended to accommodate for the double width hardstanding, along with the previous garage use as there are no comments from the LHA relating to the previous garage extension.

Should the applicant wish to extend the dropped kerb at this location, the Local Highways Authority advises that the applicant is required to enter into a Vehicular Crossover License with WSCC Highways.

Any new vehicular access or widening of existing access onto publicly maintained highway is subject to a license obtainable from WSCC Highways Authority. No works can be commenced on the highway prior to the license being obtained. 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.

The applicant is encouraged to ensure that their access proposals align with the WSCC guidance, WSCC Vehicular Cross Over: Application Criteria guidance, which can be found at the following link:

https://www.westsussex.gov.uk/media/20290/vco_guidance_notes.pdf

An informative note is included below.

Secure and covered cycle parking is proposed to be included within the property and will help encourage the use of a sustainable alternative to the use of a car for a number of local journeys. The Local Highways Authority (LHA) advise that this is secured via condition alongside any approval of this application.

Conclusion

Based upon the submitted information, the Local Highway Authority does not consider that the proposal for a single one bedroom 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.

Informative Note

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:

<http://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-vehicle-crossovers-for-driveways-licence/>

Jodie Wilkes
West Sussex County Council – Planning Services