

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Mid Sussex District Council FAO: Anna Tidey
FROM:	Highways, WSCC
DATE:	10/07/2026
LOCATION:	S Taylor Jewellers, 30 Cantelupe Road, East Grinstead, RH19 3BJ
SUBJECT:	DM/25/0351 Proposal to convert the existing commercial space into a self-contained residential flat, extend the current one-bedroom ground floor flat into a two-bedroom unit, install seven rooflights in the rear existing commercial space, add a new door and window on the side elevation, and raise the single-storey roof to match the existing structure. Remove garage door to provide parking spaces and bin store at front of property. Supporting Ecological Impact Assessment received 22.05.2025. Supporting Bat Emergence Survey received 02.06.2026. Amended Location Plan, Site Plan, Floor Plans and Elevation Plans received 16.06.2026 and 22.06.2026.
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 reconsulted by the Local Planning Authority (LPA), following the applicant's submission of amended plans. The LHA previously provided comment on this application, dated 19/03/2025, 03/06/2025 and 16/06/2026, raising no highway safety or capacity concerns.

The latest submission of plans seeks minor amendments to the proposed parking arrangement, with the proposed parking bay now being enclosed as a garage. Refuse storage is also to be accommodated within this garage.

As the proposed garage does not have sufficient depth to meet Manual for Streets (MfS) specifications for garages of 3m x 6m, the proposed garage may only lend itself well for the parking of smaller sized cars. Larger modern sized cars may have to be parked elsewhere as a result. 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 LHA maintains its view of no highway safety or capacity concerns raised.

Kyran Schneider
West Sussex County Council – Planning Services