



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0097

Rapkyns Old Stable, Guildford Road, Broadbridge Heath, West Sussex, RH12 3PQ

DESCRIPTION:

Approval of details reserved by condition 3 to approved application DC/25/0286.

RELEVANT PLANNING HISTORY:

DC/25/0286	Change of use, conversion and internal alterations of an existing residential dwelling to provide 5 residential bedspaces for students with special educational needs. Conversion, internal alterations and change of use of the existing annex and garages to provide an additional residential unit with 3 bedspaces.	Application Permitted on 22.08.2025
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PLANNING ASSESSMENT

Planning Application DC/25/0286 was granted consent on 22.08.2025. This permission was for the following:

Change of use, conversion and internal alterations of an existing residential dwelling to provide 5 residential bedspaces for students with special educational needs. Conversion, internal alterations and change of use of the existing annex and garages to provide an additional residential unit with 3 bedspaces.

Consent is sought to discharge the details reserved by condition 3.

Condition 3:

Pre-Commencement Condition: *The development hereby approved shall not commence until the details have been submitted to and approved in writing by the Local Planning Authority demonstrating that a fire appliance can access the site, with a minimum width of 3.1m through any gateway or narrowing and 3.7m between road edges or curbs, including evidence the fire appliance can get to within 45m of all points within the property.*

Reason: *To accord with fire and safety regulations in accordance with Policy 33 of the Horsham District Planning Framework (2015).*

The application is accompanied by proposed fire access plans and supporting statement. Following consultation with the County Fire and Rescue Services the submitted details satisfactorily demonstrate there would be suitable access for a fire appliance within 45m of all points within all 5 residential bedsits, and a suitable turning facility. Comments relating to the access to a water hydrant are noted-however, this is not a requirement of this conditions wording. On the basis that the applicant has provided details of the access for emergency vehicles, the submitted detail is considered satisfactory pursuant to condition 3.

Recommendation: Application Permitted

Plans list for: DISC/26/0097

Schedule of plans/documents **approved:**

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed fire access	2119_051	20.03.2026
Plans	Proposed Fire Access Overall Plan	2119_050	20.03.2026
Plans	Proposed fire access	2119_052	20.03.2026
Plans	Supporting statement	NONE	20.03.2026

DELEGATED

Case Officer sign/initial Halima Chowdhury Date: 11.05.2026

Authorising Officer sign/initial RHERMITAGE Date: 15.05.2026