

Supporting Statement Rapkyns Old Stables

Overview

This planning statement supports an application for the discharge of condition 3 of the previously approved application DC/25/0286, relating to fire appliance access.

Planning permission DC/25/0286 was approved on 22nd August 2025 for the following development: *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.*

The existing property is currently a private residential dwelling. The proposed alterations and change of use will enable the building to be utilised as residential accommodation to support existing pupils at New Barn School. A full description of the proposals, context and rationale behind the development can be found in the design and access statement that was submitted as part of the above planning application.

This application is with relation to the following condition:

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.

Condition 3

This application is accompanied by the following drawings:

- A2119_050 – Proposed Fire Access_Overview Plan
- A2119_051 – Proposed Fire Access
- A2119_052 – Proposed Fire Access

These drawings outline the route of access for an emergency vehicle or fire appliance, from Horsham Road, along the main access road past New Barn School and into the turning for Rapkyns Old Stables. It is proposed that vehicles would turn in an area of hardstanding in front of 'The Clockhouse'. An area of hardstanding will be available to the South of Old Stables, to facilitate the required turning head. Gate access will be provided with a minimum clear width of at least 3.1m.

Drawing A2119_052 outlines a 45m radius from two proposed fire appliance positions, demonstrating access to both the main building and the annex.

On the basis of the above mentioned drawings, the development would accord with the requirements of condition 3, and it is therefore requested that this condition be discharged.