Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/25/0176
The Barn , Rock Road, Washington, West Sussex, RH20 3BH

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/0216

RELEVANT PLANNING HISTORY:

DC/25/0216	Erection of detached garage and garden store with a hobby room over; continued use of surrounding land as incidental residential curtilage; retention of second access point from Rock Road with gate.	Application Permitted on 07.05.2025

PLANNING ASSESSMENT

Planning Application DC/25/0216 was granted consent on 07.05.2025. This permission was for the following:

Erection of detached garage and garden store with a hobby room over; continued use of surrounding land as incidental residential curtilage; retention of second access point from Rock Road with gate.

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

Condition 3:

Pre-Use Condition: *The access hereby permitted shall not be first used until visibility splays of 2.4 metres by 130 metres have been provided to the north and 2.4 metres by 120 metres have been provided to the south at the proposed site vehicular access onto Rock Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.*

Reason: In the interests of road safety and in accordance with Policy 40 of the Horsham District Planning Framework (2015).

In support of the application, the applicant has submitted the following documents:

- Covering Letter
- Proposed Site Plan and Visibility Splays
- Biodiversity Plan Form

Following consultation with West Sussex County Council Highways, it has been confirmed that visibility from the proposed access onto Rock Road is acceptable in terms of highway safety. Although the initial visibility splay drawings submitted by the applicant were not entirely accurate, the actual on-site visibility was assessed and found to meet the required standards, based on observed vehicle speeds along Rock Road.

As such, from a highway safety perspective, the proposed access is considered acceptable.

It is acknowledged that the visibility measurements originally provided do not strictly align with standard guidance. Notwithstanding this, the Highways Authority has raised no objection and has confirmed that the relevant condition may be discharged. To address this earlier discrepancy, the applicant has submitted a revised 'Proposed Site Plan and Visibility Splay' (received 24.07.2025), which includes corrected measurements. This updated plan satisfies the requirements of the condition and provides an accurate representation of the achievable visibility from the access point. The details submitted are therefore considered satisfactory and the condition can be discharged.

Recommendation: Application Permitted

POSITIVE AND PROACTIVE STATEMENT

Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, in order to be able to, where possible, grant permission.

Plans list for: DISC/25/0176
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Plans	Proposed Site Plan and Visibility Splays	OJ/24/05A	24.07.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 25.07.2025

Authorising Officer sign/initial Tamara Dale Date: 29.07.2025