



DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

DISC/26/0030

Maplebank, Henfield Road, Cowfold, West Sussex, RH13 8DW

DESCRIPTION:

Application for Approval of Details Reserved by Condition 3 to approved application DC/25/1242

RELEVANT PLANNING HISTORY:

DC/25/1242

Creation of a dropped kerb to front of property.

Application Permitted on
03.10.2025

PLANNING ASSESSMENT

Planning Application DC/25/1242 was granted consent on 03/10/2025. This permission was for the following:

Creation of a dropped kerb to front of property.

Consent is sought to discharge the details reserved by condition 3: -

Pre-Occupation Condition: No part of the development shall be first occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Henfield Road in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be 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).

The original application, ref DC/25/1242, was retrospective, with a site visit confirming appropriate visibility splays are in place and kept free of all obstructions over a height of 0.6 metre. West Sussex County Council, as the Local Highways Authority, have confirmed the submitted plan demonstrating visibility splays of 2m x 2m within the site boundary have been demonstrated. The submitted details are considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/26/0030

(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
Supporting Docs	Detailed Plan of Driveway		27.01.2026

DELEGATED

Case Officer sign/initial Sam Nye Date: 30/03/2026

Authorising Officer sign/initial Guy Everest Date: 01.04.2026