



Appeal Decision

Site visit made on 18 November 2020

by N Holdsworth MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 December 2020

Appeal Ref: APP/Z3825/D/20/3254730

Furlong Farm, Rusper Road, Ifield, RH11 0LN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr R Cook against the decision of Horsham District Council.
 - The application Ref DC/20/0737, dated 14 April 2020, was refused by notice dated 16 June 2020.
 - The development proposed is construction of vehicular crossover for use for domestic purposes.
-

Decision

1. The appeal is allowed, and planning permission is granted for construction of vehicular crossover for use for domestic purposes at Furlong Farm, Rusper Road, Ifield, RH11 0LN in accordance with application Ref DC/20/0737, dated 14 April 2020, but subject to the attached schedule of conditions.

Procedural Matters

2. I have used the description of development from the planning application form in both the header and formal decision. It more accurately describes what is being proposed than the description used on the Council's decision letter.
3. The appeal has been decided based on the plans provided by the Local Planning Authority, which accord with the references found on the decision letter.
4. Limited works have been undertaken to construct the access, but it did not appear to have been completed. I have dealt with the appeal accordingly.

Main Issue

5. The effect of the proposal on highway safety.

Reasons

6. Planning permission was refused due to concerns about inadequate width and visibility associated with the proposed vehicular access. Considering width, the appellant agrees to provide an access width of 4.1 metres, as desired by the local highway authority. This would appear to be achievable given the land ownership information before me. This can be dealt with by way of a planning condition requiring approval of the detailed design of the access.
7. Considering visibility, the splays would not meet the recommended standards cited by the Local Highway Authority. However, the visibility in to and out of the proposed access would still be reasonably good, with future users of the

access having a clear view of approaching traffic in each direction. Whilst no speed surveys appear to have been carried out, there is a sharp bend in the road, to the south of the proposed access. I observed that this reduces the speed of traffic on the road, outside the site.

8. Furthermore, at present the residential property is accessed from an opening set immediately off the bend identified above. Whilst the visibility when exiting this access is good, when vehicles seek to enter the site via this existing access from the north, they have almost no visibility at all of cars approaching from the east. This is a potential hazard. Consequently, the proposal would overall represent a comparatively safer access for domestic traffic, in terms of visibility.
9. As such, the proposal would be acceptable in terms of its effect on highway safety. It complies with policy 40 of the Horsham District Planning Framework (2015) which requires that new development achieves a safe and suitable access for all vehicles, along with the National Planning Policy Framework which shares similar objectives.
10. The proposal would not result in a significant intensification of the site such that would result in any other planning related harm. There is no need to impose restrictions on the use of the access, to make the proposal acceptable in planning terms. In conclusion, the proposal complies with the development plan, and the appeal should succeed. Conditions are necessary in the interests of certainty for all parties and to ensure the access has an adequate width to serve its intended purpose, in the interests of highway safety and also to ensure it has an appropriate appearance. As works to construct the access appear to have already started, it is not necessary to impose a time limit condition.

Neil Holdsworth

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan 1563/19/P/10B, Site Plan 1563/19/P/11A.
- 2) The access hereby approved shall not be brought in to use until a drawing showing its design, including its width, has been submitted to and approved in writing, by the local planning authority. The development shall be completed in accordance with these details prior to the commencement of use.

END OF SCHEDULE