

DESIGN AND ACCESS STATEMENT

Demolition of existing garage and erection of a detached dwelling

at

73 Daux Avenue, Billingshurst, West Sussex RH14 9TD

Supported by Drawings 1890.1/01 to 07

CIL Self-Build Exemption

Note: The Drawings supporting this application have been produced to be handled and viewed electronically and are best viewed on screen to see fine detail that may not appear on printed versions depending on the type of printer used and the size of print etc, for which Brett Incorporated Ltd accepts no liability.

Background

This current application site was part of a larger 46 house scheme approved on appeal in 2013 under DC/11/2385. At that stage the current application site was shown to accommodate a pair of semi-detached dwellings.

The 2013 appeal decision shows that the impact of the development on trees the subject of the 2010 Group and Woodland TPO 1423 was considered relative to BS 5837:2012 'Trees in relation to design, demolition and construction – Recommendations' and a tree schedule and report prepared by Simon Jones Associates Ltd (SJA). Relevant extracts from that SJA report considered at appeal are included with this application. In particular, because woodland trees are not identified individually, the surveyed position of preserved trees 1740, 1760, 1765, 1769 and 1773 that stand within W1 immediately to the east of this site are shown as well as commentary about their health and their respective canopy heights and diameters etc. Those specific trees along with their technical details etc. have been checked/updated for this application.

DC/13/2043 approved the replacement of the pair of semi's originally approved for this site with the detached 4-bed dwelling and attached garage that stands today, which the applicant purchased from new to accommodate her family. She is now on her own so she wishes to downsize into a self-build house more suited to her current and future needs, which will free up the existing house for others requiring a 4-bed property.

To this end, the current application is based on a Preliminary Enquiry with the Tree Officer (PE/25/0091 dated 27/08/2025) to ascertain the issues that would arise to ensure the proposed development would not affect adversely the woodland belt of preserved trees that are outside the site along the field boundary to the east of the property. These particular trees are protected as W1 in TPO 1423 that was made before either DC/11/2385 or DC/13/20243 were approved. The PE response is attached and its recommendations taken on board in the preparation of this application.

In particular, the application is based on a buildings and topographical survey carried out by Archidata Ltd, Steyning that checked and updated the technical data for trees 1740, 1760, 1765, 1769 and 1773 from which Root Protection Areas were accurately determined in accordance with BS 5837:2012 based on the diameter of the tree measured at 1.5m above ground level. These are shown on the Block Plans submitted with the application that are based on the Archidata survey details and the BS 5837:2012 approach. In view of the considerable detail that already exists about the trees adjoining this site, much of which is included with this application, that the technical details and positions of the trees have been updated and that the TO's views have been taken fully into account in the design and layout of the development, including the provision of a 1m buffer as a belt and braces approach, it is not considered further tree related information is required to support the application. It is acknowledged however that conditional approval will be required to ensure measures are put in place to ensure tree protection during building works.

Application Details

In essence, this proposes the demolition of the existing attached single garage, the relocation of the two existing parking spaces to the western side of the house to serve the property, the erection of a detached two-bed dwelling and utilising mainly existing hard surfaces to allow for two parking spaces to serve the new property.

As referred to above, to accord with the Tree Officer's requirements the proposed dwelling is located beyond a 1m buffer with the respective RPA's of the preserved trees as a belt and braces approach to ensure no harm to the trees. The new foundations will be constructed with piles and ring beam to further reduce the potential for harm. The increase in width of the existing permeable block drive from 3m to 4.8m to accommodate two cars will be formed by removal of no more than 150mm of topsoil, laying of geotextile matting to avoid soil compaction and the provision of matching blocks on permeable sharp sand. Any new paths, patios or other hardstandings etc within the rear garden of the house will comprise the same approach or similar.

Whilst the TO notes the crowns of the adjacent trees do not significantly extend laterally into the rear garden of the property, the single ridge line of the roof of the dwelling will run north-south such that the roof will rise away from the tree canopies to the ridge line. With two catslides at the southern end reducing the eaves line, it is considered the development will cause no direct harm to the canopies.

To take account of the TO's comments regarding shading etc, all windows that face the trees are secondary with primary windows serving all rooms that face either north or south. There will be a small ground floor window facing west that will serve a W.C. with a first-floor window on the same elevation serving a landing that will be non-opening and obscure glazed to protect the privacy of both dwellings.

As with the existing dwelling, this property will benefit from southern and western sun. Despite the design and layout of this development flowing primarily from the proximity of preserved trees, it is considered it will nevertheless sit comfortably in the street scene without causing harm to the wider area. It will be constructed primarily of brick under a plain tiled roof with stone or brick quoins pitching off a brick plinth, all of which can be conditioned for approval.

Planning Considerations and Balance

Overall, it is considered this scheme represents sustainable development in that it will make optimum use of this brownfield site at a time when there is a serious shortfall in housing provision. It will free up the existing under-occupied 4-bed house for others in need. It will meet the needs of the applicant for a smaller self-build house without compromising the preserved trees that stand to the east of the property. Indeed, the development is designed and laid out on the site to ensure no harm to the preserved trees either now or in the future. The property will have the parking and amenity expected of new property and will enjoy southerly and westerly sun in common with the existing property. It will cause no demonstrable harm to the privacy, amenity or outlook of neighbouring houses. Pre-commencement conditions will be accepted in relation to the type of foundations, drainage runs, building materials and the measures to be put in place to protect the preserved trees during building works etc., most of which will be resolved during the Building Regulation stage.

In these circumstances, it is considered there is national and a local policy presumption in favour of this development that is hoped will be supported under delegated authority. Because of the nature of the development, which is self-build, there appears to be no Community Infrastructure Levy liability and that it is exempt from the need to demonstrate Biodiversity Net Gain.