

Recommendations of the Planning & Services Committee meeting held on

29th June 2026

•DC/26/0788 – 1 Stane Street Close Codmore Hill Pulborough West Sussex

Erection of a detached chalet style two bedroom dwelling within the curtilage of an existing residential property.

PPC Comments: Members **RESOLVED** to **OBJECT** to the application.

The Committee considered the third application for the construction of a new dwelling within this site curtilage. Members noted that the previous two applications had been refused due to concerns over the proposed access, inadequate drainage details, and the impact on nearby trees.

The current application attracted three objections from neighbouring residents, citing overdevelopment, highway access and parking, overlooking, potential land stability issues, and possible damage to tree roots.

Southern Water has also objected, confirming that surface water cannot discharge into the foul sewer network and that no acceptable alternative drainage solution has been provided.

Members noted that no updated arboricultural survey had been submitted and that the proposed dwelling would continue to affect the Root Protection Area of Tree T7, which is now protected by a Tree Preservation Order. While an alternative piled foundation has been suggested, no supporting design details have been submitted.