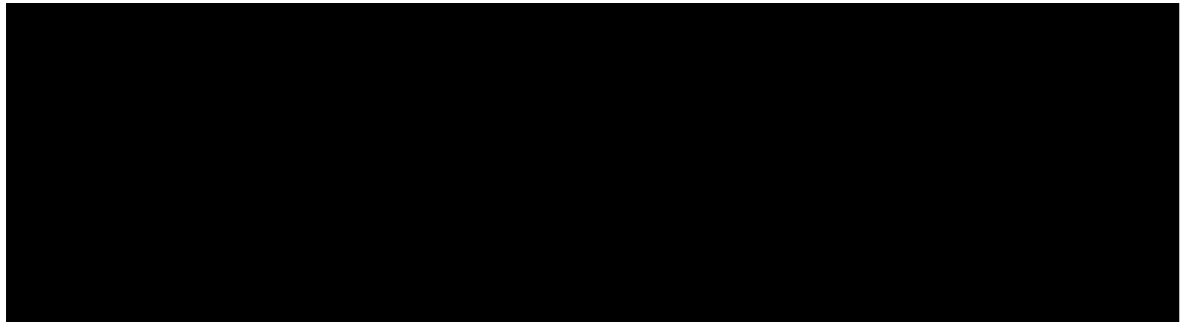


GROVE DESIGN UK
8 Willowhale Avenue

Aldwick

PO21 4AY



29.08.2018

Planning Department

Arun District Council

Littlehampton

DESIGN AND METHOD STATEMENT

Ref – Proposed Commercial Garage Extension @ DD Motors Bersted Street Bognor Regis PO22 9QF

The above property has been used for the repairs and servicing of motor vehicles in excess of 20 years along with the adjacent enclosed land to which this enquiry relates.

The frontage of the plot for the proposed extension has a pair of 2M high close boarded entrance gates with high stone wall and paved area behind including timber shed – all used for storage of motor parts.

One side borders the existing Garage whilst the other side and rear have a battered earth embankments up to higher level. The boundary had a wire fence but now has dense mature shrubbery. There was a tall Beech tree in region of fifty foot high on boundary which was showing signs of serious decay. There is also a similar bank to the rear of the existing Garage which was also excavated out after the garage was originally purchased (by the current owner) and in agreement with the owners of the Hospital at that time. [To prevent “flooding” of property from higher land behind]. The then Hospital owners said the ground adjacent to the Garage did not belong to them, hence DD Motor’s use in excess of 20 years.

With the site history, DD Motor’s are in the process of claiming Possessory title on the basis of “adverse possession” ie that they enclosed and use the land to the exclusion of others.

Following an informal meeting at your offices on 20th April with Mrs Rose Dannatt, we briefly discussed the project including the ownership and Beech tree – but especially regarding the latter to make contact with Mark Warwick (Tree Officer) as to tree’s “soundness of health” and its impact on the current building and proposed extension.

In a phone conversation with Mark Warwick later, query as to it having a TPO, the physical state of tree, root protection requirements, provision of tree survey etc were discussed.

A formal Pre-App Application was then submitted to yourselves ref PAA/78/18 of 24/04/2018.

The case officer Mr Andrew Wood forwarded this application to Mark Warwick for his recommendations especially in relation to the large beech tree that was at the rear of the site. In relation to the actual building planning side, Mr Wood indicated that he felt that this Garage Extension application was viable and could be approved [subject to the tree report]. Mark Warwick responded to Andrew Wood on 14th June with an internal email, a copy of which was forwarded to Grove Design UK by Andrew Wood.

The brief summary was to provide all necessary protection to tree and roots during and after construction process using services of an Arboricultural Consultant with report including “Tree Survey Schedule”, “Root Protection Area Schedule”, and “Tree Constraints Plan” with trees accurately plotted and “Arboricultural Method Statement” focusing on foundation design, minimum root pruning, and prevention of contamination of soil by construction processes and secondly to get a detailed tree survey done. – Mark Warwick quotes – re “vulnerability to stem and root damage and its current state of health” – “as it is displaying symptoms of acute physiological distress”. “At very least a significant quantity of overhanging dead branches will need to be removed as occupiers of this and adjacent property may be at risk of harm when these branches fall”.

Two tree surgeons visited site and both without hesitation condemned the tree because the top third of branches were already dead, and there were very large fungi spores at waist height coupled with the hollow sound on tapping adjacent bark confirmed it was also rotten internally at the base of the trunk, therefore should be taken down urgently.

Spoke to Rosemarie Dannatt 02/07/2018 who confirmed OK to fell if dangerous and notify council in writing which was done by email to Mr Juan Baeza also on the 2nd July. It also included comment from Mark Warwick that the 3 No adjacent Sycamore trees within 2M of proposed extension could also be removed. The whole operation was carried out on Saturday 7th July, both the Beech tree and 3 Sycamores were all reduced to their stumps and suitably drilled out to prevent sprouting again. {Of interest the beech only had a couple of inches of good growth on outside, rest was rotten.}

The proposed building would match the frontage of the existing property ie rendered elevations with brick low parapet walls and flat roof behind sloping to rear. The proposed extension would be set back behind the existing frontage line. An electric steel roller shutter to match adjacent front shutter would be included. Finished extension would provide secure parts storage etc and “tidy up” the first floor “view” from properties on opposite side of road.

Construction would be a steel frame unit on concrete pads with lightweight blockwork infill (rendered externally). Flat roof finished in fibreglass or similar built-up roofing.

Existing and Proposed Floor Plans and Elevations are attached including associated Block plan 1:250 [including "Roof Plan" – 2No highlighted flat roof areas] – client's ownership of adjacent property outlined in blue together with proposed in red (dotted line) and also marked up O/S 1:1250 Map.

Grove Design UK – August 2018

DD Motor's Bersted Street Bognor Regis PO22 9QF