

DEVELOPMENT MANAGEMENT GUIDANCE NOTE 7

DESIGN AND ACCESS STATEMENTS (DAS)

INTRODUCTION

A DAS is a report accompanying and supporting a planning application to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. It is an analytical and not simply a descriptive document.

WHEN IS A DAS NEEDED?

Generally a DAS is needed for the more complex planning applications. However in some cases even quite minor proposals will need a DAS. The regulations are quite complex and the following list of when **no** DAS is needed is of necessity a simplification.

- Application to develop without complying with a condition;
- Engineering or mining operations;
- Extensions to houses or flats or works in their curtilage, unless within a Conservation Area;
- Extension of a non-domestic building of less than 100 square metres and not within a Conservation Area;
- Gates, walls or fences not exceeding 2 metres or the height of the enclosure they replace and not within a Conservation Area or curtilage of a listed building;
- Most minor development by statutory undertakers;
- Altering a building where there is no increase in size and its not within a Conservation Area;
- Non-material amendments;
- Most minor plant and machinery works;
- Reserved matters applications;
- Advertisement control applications;
- Prior notification applications;
- Works to preserved trees; and
- Hazardous substances applications.

If you are in any doubt either look at the precise wording in the Government regulations or email planning.services@tendringdc.gov.uk.

WHEN SHOULD THE DAS BE WRITTEN?

Work on the DAS should begin at an early stage and well before an application is submitted. For example in pre-application discussions the planning officer will need to see a draft DAS so that they can properly assess and advise on your proposals.

WHAT HAPPENS IF I FAIL TO DO A DAS?

When we receive a planning application we will check whether a DAS is needed and whether it is submitted. If it has not been submitted when it is needed then no further work will be done on the application until it is submitted. It will therefore cause you delay if you do not include the DAS.

WHAT MUST THE DAS INCLUDE?

The contents are specified in Government regulations. They are very well explained in [Design and Access Statement guidance from CABE \(Commission for Architecture and the Built Environment\)](#). This explains how to write and use them as well as what they need to contain.

WHY DOES THE CONTENT OF THE DAS MATTER?

A good quality DAS will help Council officers and members and anyone else who is interested in the application to assess and understand the proposals. Unfortunately the Council does receive quite a lot of poor quality DAS's which are not helpful. This can and does result in applications being refused and the poor quality of the DAS being part of the refusal reason.

FURTHER GUIDANCE

For further guidance please see Section 6 of the Government's own guidance in Guidance on information requirements and validation.