Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AL/45/23/HH

LOCATION: 8 Autumn Gate
Hook Lane
Aldingbourne
PO20 3TE

PROPOSAL: Double storey rear extension and front porch.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION — This application seeks a two storey rear extension and porch to the front. This is a resubmission of AL/166/22/HH.

RELEVANT SITE HISTORY

AL/166/22/HH	Two storey rear extension and porch to front.	Refused 13-02-23

REPRESENTATIONS

Aldingbourne Parish Council - No Objection

1 no. letter of objection received from nearby occupiers:
- Has still have not received any clarification on the future costs and impact on the pumping station that is shared between the properties.

Comment - future costs of the shared pumping station are a private matter.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ADC DRAINAGE ENGINEERS:
The application is in the Lidsey Treatment Catchment, therefore surface water drainage design should be carefully considered. Given the new nature of the home we would not normally request conditions for an extension as the surface water drainage design will have allowed for 10% urban creep. This extension is for a 50% increase in the house impermeable area. The drainage design for this site was challenging, with high groundwater evidenced across the site.

As the extension will require connection to the surface water drainage system and/or the neighbouring watercourse we believe it is important that we have oversight of the design so that flood risk is not increased on or offsite as a result of the development.

It is noted that the 3m easement from the watercourse is not shown on the submitted drawings. Drawing <Proposed landscape plan (part 2) 200053-14-RevC= approved under application AL/94/21/DOC, clearly shows that this plot should have timber post and rail fencing demarking the easement, retained hedgerows and removable fence panels behind the parking area to allow access for maintenance. Please can the applicant confirm that these boundary treatments are in
place to ensure access and maintenance of the watercourse is sustained.

If you are minded to approve the application please apply the conditions to ensure that the development is adequately drained and does not increase flood risk elsewhere.

ADC TREE OFFICER
No response.

POLICY CONTEXT

Built Up Area Boundary
TPO
Lidsey Treatment Catchment
Archaeological Notification Area
CIL Charging Zone 2

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ENVDM4	ENV DM4 Protection of trees
WDM1	W DM1 Water supply and quality

Aldingbourne Neighbourhood Plan 2019-31 Policy EH1 — Built up area boundary

Aldingbourne Neighbourhood Plan 2019-31 Policy EH6 — Protection of trees and hedgerows

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021

CONCLUSIONS

BACKGROUND
The property is a new build, constructed as part of an application for 9 dwellings (AL/64/20/PL). A previously proposal was refused in 2022 for the same works proposed under this application, due to there being no submission of an Arboricultural assessment, and subsequent recommendation of refusal by the ADC Tree Officer.

PRINCIPLE
The key policies are D DM1, D DM4, ENV DM4 and W DM1 of the Arun Local Plan, and additional guidance set by the Arun Design Guide.

Aldingbourne has a 'made' Neighbourhood Development Plan 2 of which policies EH1 and EH6 are of relevance. The proposal complies with policy EH1 being with built up area boundary (BUAB). EH6 is concerned with the protection of trees and hedgerows and states that development that damages or results in the loss of trees of arboricultural and amenity value will be resisted, unless the need for, and benefits of, development in that location clearly outweigh the loss. It asks that proposals which affect sites with existing trees should be accompanied by a survey that establishes the health and longevity of any affected trees and a management plan to demonstrate how they will be so maintained.

DESIGN AND VISUAL AMENITY
The proposal will include works to the front of the property, which will be visible from the street scene.

The works will include the construction of a two storey rear extension, measuring a maximum of 3.6m deep, and 8.54m wide. This extension will include the alteration of the entire main roof, from two hipped roofs of varying heights, to a uniform hipped roof with a slightly higher ridgeline. This will help the extension to integrate more closely with the existing, and not appear out of place or obtrusive on the dwelling. The works will include the replacement of the lean to porch canopy, with a gable roofed open porch, measuring 1.45m deep and 3.35m wide. This porch will not appear out of place with the rest of the property, and have minimal impact on visual amenity. All works will have no adverse harm on the visual appearance of the property, and will remain in keeping with its character.

Despite the porch being visible from the street scene, it will have minimal impact on the composition or appearance of the area. This is due to other nearby properties exhibiting similar gable roof porches, meaning the new porch will not appear out of place in its context; and due to the location of the property being situated off the main street, it will not be highly visible from the public realm. It is in keeping with the character of the locality, and will have minimal impact on visual amenity.

Although the extension is relatively large, the proposal itself is subservient to the design of the dwelling and is well integrated. It will use materials matching the existing, ensuring minimal intrusion on visual amenity. The extension and porch are both appropriate in terms of scale and massing and will not unduly obtrude or dominate the host dwelling, nor will they appear as an overdevelopment on the site. They are in keeping with the character of the property, and the locality, and acceptable.

The Arun Design Guide states rear extensions should respond to the distinctive characteristics of the building and surrounding area, preserve external garden amenity space and exploit opportunities for innovative and contemporary design where appropriate. As for front extensions, the proposal should take care not to disrupt the existing composition of the street in terms of rhythm or building line and ensure continuation of existing building design in terms of details and materials.

Whilst not subservient in design terms the proposal will have no adverse impact on visual amenity, or the character of the area, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and Arun Design Guide.

RESIDENTIAL AMENITY
The rear extension will result in the main hipped roof ridge height of the property being raised to 8.136m high, with the eaves remaining at 4.735m. This will be approximately 0.4m higher than the existing ridgeline. The extension will retain 11.201m to the north boundary, 7.79m to the east, and approximately 0.9m to the south. These distances, other than those to the south, are acceptable and in accord with D DM4 of the Arun Local Plan. Being two storey, D DM4 requests extensions are set back a minimum of

1m from the neighbouring boundary. Given the distance retained from No.9 to the south, and small difference of around 0.1m less than that required, this distance is not of concern and will not result in adverse harm to residential amenity. The works will result in some overshadowing and overbearing of the rear garden of No.9, but will not be of significant enough harm to warrant refusal on these grounds. In terms of residential amenity, the scale and massing of the rear extension is acceptable.

The works include a gable roofed porch, measuring 3.25m high, and 2.25m at the eaves. This will replace a lean to roof porch canopy, and retain approximately 7.83m to the west boundary, 16.75m to the north, and 0.9m to the south. These distances are acceptable and in accord with D DM4 of the Arun Local Plan. The porch, by virtue of its scale and location, will not result in any overshadowing or overbearing, and will have little impact on residential amenity.

The works feature the installation of one window to the first floor, and a door to the ground floor of the south elevation; and amendments to the features on the east (rear) elevation, although these will only include changing one door out for a set of windows. The features to the rear will not overlook any neighbouring properties, and are acceptable. Those to the south will face the north elevation of neighbouring property No.9, and pose some opportunity for overlooking. The window posing the greatest harm is found on the first floor; however it is shown from the proposed plans that this will not open more than 1.7m and the lower panel will be obscured. This is a condition that would've been applied to minimise impact on residential amenity, and therefore, as this precaution has already been taken, the window is acceptable.

The Arun Design Guide states extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows. The proposal is in accord with these criteria and is respectful to the privacy and amenity of neighbouring properties.

The proposal will not result in any adverse overlooking, overbearing, or overshadowing of neighbouring properties, and is in accord with D DM1 and D DM4 of the Arun Local Plan, and the Arun Design Guide.

TREES

There are a number of trees off site to the north and east of the site, with parts of the trees overlapping the land above and below ground. One of these trees, an oak, is subject to TPO/AL/1/20, the RPA of which covers a significant amount of the site. The proposal was previously refused on the grounds that no Arboricultural Assessment had been submitted, and the impact on this tree could not be adequately assessed. An Arboricultural Assessment has been submitted with this application, and provides evidence that the proposals pose no adverse harm to the amenity of these trees.

The works are acceptable and in accord with ENV DM4 of the Arun Local Plan, and EH6 of the Neighbourhood Plan.

DRAINAGE

As the proposal falls within the Lidsey Treatment Catchment, the management of surface water drainage is of significance to reduce flood risk in the locality. Due to the scale of the extension, and 50% increase in the dwellings impermeable area, the drainage engineer has requested two conditions be applied. These concern details of the surface water drainage schemes for the works, and discharge flows to watercourses. These are both pre commencement conditions, and would need to be discharged prior to any works starting on the site.

The discharge of these conditions will confirm that the proposal is in accord with W DM1 of the Arun Design Guide.

SUMMARY

The development accords with the relevant development plan policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL Liable.

RECOMMENDATION

APPROVE

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with the following approved plans:

- Site Plans A101
- Ground Floor Plans P1
- First Floor Plans P2
- Proposed Front and Rear Elevations P4
- Proposed Side Elevations P5

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

3 The first floor bedroom window on the elevation of the building shall be glazed with obscured glass, and at all times be fixed to be permanently non-opening up to 1.7m.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

4 All activity at the site is to be carried out in strict accordance with:

- BS5837 Tree Report, undertaken by Bawden Tree Care (dated 23rd February 2023)

Reasons: To comply with policy ENV DM4 BS5837:2012 and to ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised, and they can continue to enhance the landscape and amenity of the area.

5 Development shall not commence, other than works of site survey and investigation, until full details of the proposed surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. The design should follow the hierarchy of preference for different types of surface water drainage disposal systems as set out in Approved Document H of the Building Regulations, and the recommendations of the SuDS Manual produced by CIRIA. Design considerations must take full account of the 'Supplementary Requirements for Surface Water Drainage Proposals' produced by Arun District Council, and are an overriding factor in terms of requirements. Winter groundwater monitoring to establish highest annual ground water levels and winter percolation testing to BRE 365, or similar approved, will be required to support the design of any infiltration drainage. No building / No part of the extended building shall be occupied until the complete surface water drainage system serving the property has been implemented in accordance with the agreed details and the details so agreed shall be maintained in good working order in perpetuity.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

6 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values and in accordance with current policies. No construction is permitted, which will restrict current and future landowners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1, W DM2 and W DM3 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

7 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The infiltration tests must be carried out in accordance with BRE365, CIRIA R156 or a similar

approved method. All design storms must include a climate change allowance, as per https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances, on stored volumes or rainfall intensity. Infiltration structures must cater for the critical 1 in 10 year storm event, (plus40%) between the invert of the entry pipe to the soakaway and the base of the structure. All surface water drainage designs must also have provision to ensure there is capacity in the system to contain the critical 1 in 100 year storm event (plus 45%).

Freeboard is to be provided between the base of the infiltration structure and the highest recorded groundwater level identified in that location. Ideally this should be 1 metre where possible, as stated in the CIRIA Suds Manual guidance. However, on the coastal plain in particular, where geology dictates and where shallow perched/tidally influenced water tables are often present, this is unlikely to be achievable irrespective of this, infiltration must still be fully considered. Therefore, to maximise this potential and avoid utilising other less favourable methods of surface water disposal, the bases of infiltration structures are permitted to be immediately above the peak recorded groundwater levels where it is deemed necessary.

In areas where an aquifer is to be protected (subject to guidance from the Environment Agency) then a minimum 1 metre freeboard must be provided.

Suitable water treatment is required upstream to the point of discharge in all circumstances to minimise any groundwater pollution risk or detriment to the drainage network.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest groundwater table in support of the design. The applicant is advised to discuss the extend of ground water monitoring with the council's engineers.

Supplementary guidance notes regarding surface water drainage are located at https://www.arun.gov.uk/drainage-planning-consultations on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application. Reference should also be made to the 'West Sussex LLFA Policy for the Management of Surface Water'.

8 INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens. The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

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9 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.