

GROVE DESIGN UK
8 Willowhale Avenue

Aldwick

PO21 4AY

11 February 2020

DESIGN AND METHOD STATEMENT

49 WARREN WAY BARHAM PO22 0JX

Planning history – 2 storey side extension [EG/16/19/HH] refused 25/04/19 - due to lack of foundation / Environmental provisions.

Replaced with new application [BN/48/19/HH] - approved 16/09/2019 – with conditions relating to matching submitted plans, materials to match existing property and comply with the Flood Risk Assessment from UK Flood Risk Consultants dated 08-02-2019 etc.

This Planning proposal – A new 2 storey ‘end of terrace’ dwelling to be built as the approved 2 storey extension above except that front elevation to contain new front doorway as No 49 with the front elevation set back 100mm instead of 600mm – all remaining external and internal layout to match No 49 completely. Construction wise – proposed dwelling to have a pile and beam foundation with block and beam Ground floor.

Development plan policies

From the Arun Local Plan 2011 -2031, under DDM1, DDM4, DSP1, SDSP2, AND WDM2 policies including design quality, general design, location and flood risk all included

Barnham and Eastergate Neighbourhood plans 2014 policy ES1 & ES5 for new development drainage and design qualities

National Planning Policy Framework [NPPF] AND National Planning Practice Guidance [NPPG] taken into consideration.

This development is within the built-up area boundary and seeks to conform with the above Arun and Barnham plan policies.

The approved extension [BN/48/19/HH] was able to meet the issues raised by the Environmental Agency and flood risk due to building being sited 1.6M from Barnham Rife and in conflict with policy WDM2. This current application seeks to reflect the same approved features and conditions.

The earlier approved 2 storey extension was set back about 600mm from the main building line as subservient but as discussed with planning officer Amber Willard that the new house could align with No 49 frontage – from practical building connection the proposal is set back 100mm. The property is located at the rear corner of a cul de sac and visible but not dominant on the street scene.

The building construction to match the general neighbouring properties in all design and materials and would fit within / not adversely affect the spatial pattern and character of the street scene.

There are no neighbours to the north [rear elevation] or side [east elevation] therefore the property would not over shadow / overbear on neighbouring property - rear windows will not overlook to the rear and front windows [south elevation] only the street scene..

Flood risk – see comments set out below by the Environmental Agency and the Flood Risk Assessment as used for approved scheme.

Flood Risk Assessment dated 08/02/2019 by UK Flood Risk Consultants for Ben Matthews [property owner] [supplied as separate attachment]

Environmental Agency response to inclusion of above Flood Risk Assessment and for the use of pile and beam foundations etc all as briefly listed below.

- a) Finished floor level no lower than existing properties
- b) Floor resilient measures as per section 6.2 of the Flood Risk Assessment
- c) No sleeping provisions on Ground Floor [maintained through lifetime of development]
- d) Environmental Permitting [England & Wales] Regulations 2016 – permit for works within 8M of main river [Barnham Rife] – FRAP (Flood Risk Activity Permit)
- i) Accurate measurement of foundation piling to reach lower than river bed [to structural design requirements including ground beam] for proposed building to be adequately supported to ensure bank stability.
- j) Precise drawings / plans re material storage – ensure no pollution into river
- k) Before and after photos to ensure river and banks returned to original state.
- l) In addition to the above, to protect the water course, vibration from driven piles could cause damage therefore use of CFA (auger drives piling) would be required. Provision for pile mat of 150mm crushed GF2 (75mm pieces and smaller) over a Geo tech membrane for total piling area and 1M extra on all three sides. Removal of spoil and excess pile mat to be removed - piling contractor to provide all the additional H & S care, risk assessments especially as working close to the rife. Noise from pile driving to be kept within prescribed levels - at end of cul de sac so less properties immediately in its vicinity..

General comment re flood warning – note that during the recent heavy rains and flooding at end of December 2019, Barnham Rife only rose approx. 150mm – very far short of the approx 1M from river bed to top of bank.

Foul and surface water drainage – a new connection from new soil and vent pipe to existing foul sewer manhole on frontage of No 49. – to comply with Lidsey foul water management requirements. Whilst this application constitutes a new property, the additional requirements over the approved 2 storey extension for water supply and for foul sewage requirements are relatively low – both No 49 and proposed are small properties of approx. 53M2 floor area each

Surface water – as per also direction within the flood risk assessment – rainwater to be discharged into rainwater butts – overflow to standard soakaways min 5M from property as approved on earlier application.

Vehicle parking – to allocate one parking space as per adjacent properties – No 49 has allocated space in front of Kitchen window of No 47 therefore new property could have space in front of No 49. All new parking areas to be constructed using permeable finish such a block paving with channel / grating between paving and pavement draining to adjacent soakaway.

Depending on position of on-site parking space, provision may be required to extend the current dropped curb to facilitate a wider pavement crossing – if required would then need to include necessary application to WSCC.

Provision for wheelie bin storage at rear of property as provision for side passageway to this property. Bins presented to pavement front boundary for kerbside collections on designated day.

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