

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

REF NO: BN/15/26/HH

LOCATION: 15 Elm Grove
Barnham
PO22 0HJ

PROPOSAL: Demolition of existing single storey side area. Construction of two storey side extension, single storey rear extension and single storey front porch extension. Fitting of external insulation with render finish. Alterations to existing fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
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RELEVANT SITE HISTORY

BN/91/25/HH	Demolition of existing single storey side area. Construction of two storey side extension, single storey rear extension and single storey front porch extension. Raising of main roof including construction of new front and rear facing dormer windows. Fitting of external insulation with render finish.	ApproveConditionally 30-09-25
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REPRESENTATIONS

Barnham and Eastergate Parish Council - Objection.

In view of severe flooding experienced in Barnham and Eastergate and the ongoing requirement to deploy tankers to Barnham Lane, the Committee has concerns with the Barnham catchment sewage system. There are concerns that Lidsey WWTW is at capacity. The Committee would therefore insist on the inclusion of drainage system to properly mitigate against further issues of this nature, (which is currently not the case), in line with BEPC NP policies ES1a, ES1b and ES1c.

No representation received from nearby occupiers.

Officer Comment.

The Parish Council objection is acknowledged. However it is noted that no objection was received under the previously approved application BN/91/25/HH, of which the current application seeks to reduce the scheme of works. Notwithstanding this, matters of drainage and flooding are outlined within the conclusions section below.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:**DRAINAGE ENGINEERS - Objection**

Insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development.

It is proposed to infiltrate to soakaways to the front and rear of the property. A permeable driveway is also proposed. Whilst this is positively viewed, and accords with Standard 1 of the NSfS, insufficient evidence has been provided at this time to prove viability. It is the responsibility of the applicant or their drainage designer to provide this evidence. For this reason, we object to the proposal, as the submission of such evidence may affect the scale and layout of the development.

The site is within Lidsey Treatment Catchment Area where there are historic issues of flooding of the foul sewer network. It is important to ensure that future development does not exacerbate this problem.

POLICY CONTEXT

Lidsey Wastewater Treatment Catchment Area.

Lidsey Local Flood Risk Zone.

Built Up Area Boundary.

DEVELOPMENT PLAN POLICIES[Arun Local Plan 2011 - 2031:](#)

WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

[Barnham and Eastergate Neighbourhood Plan 2019](#) Sewage[POLICY ES1c](#)

Barnham and Eastergate Neighbourhood Plan 2019 Quality of design

POLICY ES5

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a two storey detached dwelling along Elm Grove. This application seeks planning permission for the demolition of the existing single storey side extension and the construction of a two storey side extension, single storey rear extension, and single storey front porch extension. The proposal would include the installation of solar panels and the fitting of external insulation with rendered finish and

alterations to existing fenestration. Some of the proposed works would be visible from the street scene.

Following the demolition of the existing single storey side projection, a two storey side extension is proposed to the northern flank of the host dwelling. It would have a width of 2.9m, a depth of 6.1m and an eaves height to match the existing at 4.8m. It would have a hipped roof with a maximum height of 7.1m, set down by 0.5m from the main two storey pitched roof gable feature to which it would adjoin.

Section M of the Arun Design Guide (ADG) specifies that side extensions should be set back from the front elevation and set down from the ridgeline by a minimum of 0.5m. The height of the proposed extension would be set down 0.5m from the ridge height of the existing dwelling, however the extension would be built in line with the principal elevation, thus the extension would only partially accord with this section of the ADG. According to the ADG, side extensions should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. The proposed extension would appear as a subservient addition to the host dwelling, as it would integrate well with the existing dwelling as the extension would retain the character of the property by featuring matching materials to the existing dwelling and the extension would be set down from the main gable features of the host dwelling. As such, the extension would not appear out of place within its context and the proposed two storey side extension would not result in harm to the character of the host dwelling or street scene and is acceptable in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

The proposed rear extension would be single storey and would have a depth of 4.5m and a width of 11.2m. The rear extension would have a crown roof with two lantern rooflights resulting in a maximum height of 4.3m. The proposed width would occupy the majority of the overall width of the house, set in 1m from the south east side flank elevation. The extension would exceed the depth for rear extensions set out in Section M of the ADG; however the extension is well integrated with the host dwelling and remains visually subservient to the host dwelling. The extension would not adversely impact the visual amenity of the dwelling and is acceptable in accordance with ALP policies D DM1 and D DM4.

The proposed front porch canopy extension would extend 0.8m further to the north than the existing porch resulting in a slightly wider front, but it would be of a similar design, with the same depth. This alteration would not substantially alter the appearance of the dwelling and would not harm its character or visual amenity in accordance with ALP policies D DM1 and D DM4.

New render is proposed to the entire house in stone/light beige, which although not matching the existing render, would appear materially similar and is an acceptable alteration.

The proposal seeks the installation of an array of solar panels to the roof slope of the south east side roof slope. The proposed solar panels would be integrated sympathetically within the roof and would not be visible from the street scene. The solar panels would have no materially adverse impact on the visual amenity or character of the area and are acceptable in accordance with ALP policy D DM1.

Although there is partial conflict with the ADG, the proposals would not result in harm to the character of the area are in accordance with ALP policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder 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 property has neighbours to both sides and the rear. The two storey side extension would adjoin the north western flank elevation, replacing the single storey garage. The side extension would not extend further than the existing garage, maintaining the existing gap to the northern side boundary. The height

of this aspect would increase from 2.2m at eaves height to 4.9m eaves height. There would be a distance of approximately 4.3m between the proposed extension and the first floor side window of the neighbouring dwelling and a distance of 3m between the extension and the windows of the single storey rear projection. Although there would be some loss of light to this neighbour, the effects would not be significant, and the extension would not result in overbearing impacts. No first floor windows are proposed within the side elevation of the two storey element, as such there will be no overlooking impacts.

The rear extension would extend 4.5m beyond the rear elevation of the host dwelling and 1.7m from the rear elevation of the garage set to be demolished. The single storey rear extension would have an eaves height of 2.4m, and it would have a separation distance of 2.2m to the northern side boundary and 2.9m to the south eastern side boundary. Due to this siting, the rear extension would not result in overbearing or overshadowing impacts. The fenestration associated with the rear extension would be within the rear elevation at ground floor level and would not result in overlooking. The porch extension would have no impact on neighbouring amenity.

Amendments to fenestration are proposed as part of the application. Changes at ground floor would not provide views materially different to those currently achieved and are acceptable. The fenestration within the proposed extensions would be located within the front and rear elevations and would not provide any views which would be significantly different to those already available from existing fenestration. As such, the proposal would not result in any overlooking.

The proposal would not give rise to additional harmful overshadowing, overbearing, or overlooking effects that would affect residential amenity, and is in accordance with policy D DM1 of the ALP and Part M of the ADG.

DRAINAGE AND FLOOD RISK

The proposal falls within in the Lidsey Wastewater Treatment Catchment and Lidsey Local Flood Risk Zone, and the management of surface water is a consideration in reducing flood risk in the locality. ADC's drainage engineers have objected to the application, on the basis that the Drainage Impact Assessment indicates that the extended dwelling would be drained via soakaways to the front and rear. This strategy would be supported, however insufficient evidence has been submitted to prove viability on the site. If infiltration is not viable, then there are no mapped alternative sustainable means of draining the site (watercourses, private or highway drainage networks, surface water sewers or combined sewers) in the immediate vicinity. An informative is attached to the planning consent outlining appropriate drainage interception features for the scale of the development.

It is noted that the impact of the proposal on drainage is similar to that which could be achieved under permitted development and the extensions would extend over an area which currently partly comprises hardstanding. Furthermore the previously approved application (BN/91/25/HH) proposed a similar footprint increase. As such a refusal on drainage grounds would not be reasonable in this instance. The proposals would not increase flood risk elsewhere, in accordance with ALP policies W DM1, W DM2 and W DM3.

PARKING

The proposal involves the removal of the existing garage. However, the existing garage does not meet the internal space standards of 6m by 3m set out in the Arun Parking SPD, therefore it's loss would not result in the loss of a parking space. The resultant parking provision on the gravel driveway would provide at least two spaces, therefore the proposal would not result in any overall loss of onsite parking provision. As such, the loss of the garage is acceptable.

ECOLOGY AND BIODIVERSITY

ALP Policy ENV DM5 requires that all applications demonstrate a net gain in biodiversity and incorporate biodiversity enhancements. There is no requirement for statutory BNG with this application but the submitted Biodiversity Net Gain Statement outlines the provision of bird boxes, feeders and hedgehog boxes within the site. A condition will be imposed to secure these measures and on this basis there is no conflict with ALP policy ENV DM5.

SUMMARY

The proposed development is in accordance with relevant Development Plan policies and 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

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 CONDITIONALLY

- 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:
 - Proposed Floor Plans 31F
 - Proposed Elevations 32F

- Proposed Street Scene Elevation 33E
- Proposed Site Plan 34C
- Location Plan and Block Plan 35

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policies D DM1 and D DM4.

- 3 The biodiversity enhancement measures set out in the Biodiversity Net Gain Statement (received 10/2/26) shall be implemented prior to first use of the extended parts of the dwelling and all features shall be retained in that manner thereafter.

Reason: To enhance protected and priority species and habitats in accordance with Arun Local Plan policy ENV DM5.

- 4 Based on the information available, this permission is exempt from the requirement to provide a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5 INFORMATIVE: The applicant is advised that drainage interception features are to be provided where possible to make a positive contribution to reduce surface water. In recognition that the National Planning Policy Framework states that SuDS should be proportionate to the nature and scale of the proposal, the following interception features can demonstrate compliance without further detailed assessment:

- Infiltration features designed to meet extreme rainfall standards.
- Water butts or other means of reuse that are not designed for regular daily demand attached to all new downpipes.
- Raingardens and bioretention features attached to all new downpipes.
- Permeable surfacing.

- 6 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). 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 NPPF.