

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

REF NO: BN/22/26/HH

LOCATION: 101 Barnham Road
Eastergate
PO22 0EQ

PROPOSAL: Single storey side extension and addition of bay window to front elevation.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

EG/68/01/	Alterations and extension to existing dwelling	ApproveConditionally 17-12-01
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REPRESENTATIONS

Barnham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers - Objection

1.Runoff destination

1.1.It is proposed to infiltrate surface water to soakaways. Whilst this is positively viewed, and accords with Standard 1 of the NSfS, insufficient evidence has been provided at this time to prove viability. As insufficient evidence has been submitted to demonstrate how the applicant intends to drain surface water, we are unable to assess whether the proposed development would increase flood risk. 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.

1.2.To support an infiltration-based design, winter groundwater monitoring must be undertaken to confirm that a minimum of one metre of unsaturated ground can be maintained between the base of the soakaway or infiltration structure and the peak groundwater level. Ground conditions and infiltration potential in Barnham are highly variable. While infiltration may be feasible in some areas, others

experience high groundwater levels or poor infiltration rates that render it unviable. This must be robustly demonstrated by the applicant.

1.3.If infiltration is not viable, then alternative sustainable means of draining the site are summarised as follows:

1. Water reuse - not proposed but will not provide a full design solution and can be secured via condition.
2. Infiltration - not investigated.
2. To a watercourse - none available.
3. To a surface water sewer/drain - private systems are known to exist in Sackville Gardens and Elm Grove South.
4. To a highway drainage system - located within Barnham Road and Elm Grove South. Permission required from West Sussex County Council to connect but often resisted.
5. To a combined sewer - none available.

1.4.It is essential that each discharge destination is considered in strict priority order, with higher priority options fully explored and demonstrably exhausted before progressing to lower priority alternatives. Robust evidence must be provided to discount a higher priority destination.

1.5.If infiltration is proven to be unviable, no information regarding alternative options has been submitted. The applicant would need to investigate the possibility of connecting to a private surface water systems in the vicinity that do not rely on infiltration. These options would require permission from the relevant owner in order to make a connection, and it must be ensured that a gravity-led solution is feasible, as the use of pumps is highly discouraged. The system must also be proven to be fit for purpose.

1.6.The application site is in the Lidsey Wastewater Treatment Catchment Area. This catchment is the subject of a surface water management plan due in part to the recognised history of foul sewer flooding. It should be ensured that no surface water enters the foul sewer system so as not to exacerbate the known issue.

3.Extreme rainfall and flooding

3.1.There is a small pocket of surface water flooding to the rear. Although it is unlikely to interfere with the SuDS design given its distance from the house, it may still need to be accounted for within the surface water drainage strategy if it is found that surface water from elsewhere would flow to this area. The design must either accommodate any additional surface water volume entering the site from elsewhere or ensure that no SuDS features are located in this area and that site levels are not altered. For further guidance, please refer to our SuDS in Flood Areas document, available online at www.arun.gov.uk/surfacewater.

3.2.At present, no modelling or supporting evidence; such as ground investigations or drainage plans have been submitted for engineering assessment. In the absence this evidence, we cannot assess if flood risk will be increased by the surface water drainage of the proposed development. Therefore, this application does not accord with the NPPF as set out above.

POLICY CONTEXT

Lidsey Treatment Catchment Area.
Area of Character.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
HERDM4	HER DM4 Areas of Character
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

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 includes a detached dwelling set well back from the highway. The proposal is for a single storey side extension and new bay window.

The single storey side extension would measure 4.5m in width increasing to 6m to the rear, constructed in line with the existing front elevation of the host dwelling, and a depth of 10.3m. The proposal would include two large roof lanterns set within the flat roof of the side extension. In terms of compliance with the Arun Design Guide (ADG), the extension has a frontage less than 70% of the existing host dwelling and is mostly set 1m in from the side boundary (the projection towards the rear of the property slightly exceeds this guidance due to the shape of the site). The extension would have an eaves height slightly higher than the existing dwelling, however given that the extension would be set back from the highway by approximately 29m and would be screened by mature trees, this would not result in demonstrable harm to visual amenity. It should be noted that a side extension of a similar footprint could be constructed under permitted development rights if the height of the eaves were compliant with the guidance.

The bay window proposed at the front of the property would be a positive addition, reflecting the existing bay window at the rear in both scale and roof form. In terms of materials, the new windows and doors will have hardwood frames with double glazing, sympathetic to the character of the area. The side extension would be constructed from facing brickwork to match the existing dwelling.

In regard to design and visual amenity, the proposal is in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The host dwelling has neighbours to the north west and south east. The proposal would not result in any adverse impact upon 99 Barnham Road, to the south east, in regard to neighbouring amenity as the side extension would be constructed to the north western side of the host dwelling and would be obscured by the existing built form when viewed from this neighbour.

At its closest point, the side extension would be set in from the north west site boundary by 0.7m. Due to the staggered side elevation, most of the extension would be set in by 1-1.5m from the boundary. The

neighbour to the north west, 103 Barnham Road, is set further forward, closer to the highway than the host dwelling. The side extension would therefore front onto the neighbouring garden, rather than the neighbouring dwelling. As such, given the siting of the extension and the spacing maintained between the proposed extension and the neighbour to the north west, the extension would not result in harm by way of overbearing or overshadowing impacts to this neighbour.

The extension would be single storey, with no fenestration proposed within the north western flank elevation. Fenestration within the front and rear elevations would have views of the front and rear gardens serving the host dwelling, and as such, the proposed extension would not result in any harm to neighbouring amenity by of overlooking impacts.

The bay window would be set within the front elevation of the currently host dwelling. Considering its scale and siting, the bay window would have no impact in regard to neighbouring amenity.

The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 in regard to neighbouring amenity.

AREA OF CHARACTER

The Barnham Road Area of Character consists of a variety of substantial buildings of various styles, including Edwardian, predominantly two-storey dwellings set back from the road within large individual plots. Trees and hedges are important features in the street scene. A variety of mature and semi-mature trees line Barnham Road, and the hedges contribute to the semi-rural character of the area, as does the lack of pavement on most of the west side of Barnham Road.

Paragraph 216 of the NPPF (2024) requires that the effect of an application on the significance of a non-designated heritage asset must be taken into account when determining the application; in such cases, a balanced judgement is necessary, having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposal is of an appropriate scale, constructed from sympathetic materials and would be significantly set back from the front boundary of the application site. Thus the proposed extension would not appear unduly prominent within the area of character. Furthermore, whilst the extension would have a flat roof form which would not reflect the prevailing hipped roof character of the host dwelling, the wider area of character is varied in terms of the architectural styles and designs of dwellings and associated extensions and alterations. Therefore, the proposal is in accordance with Arun Local Plan policy HER DM4 and the NPPF.

LIDSEY TREATMENT CATCHMENT AREA

The site is located within a Local Lidsey Flood Risk Area. As such, the Council's Drainage Engineers have been consulted on the proposed development.

The drainage engineers have objected on the grounds that no surface water runoff location has been provided, as required by Standard 1 of the Non-Statutory Technical Standards for SuDS (NSfS). They also objected on the grounds that flood risk may be increased elsewhere, owing to a small pocket of surface water flooding at the rear.

An extension of a similar footprint to that proposed in this application could be constructed under permitted development rights. Further to this, the extension is relatively modest in scale and retains large areas of permeable surfaces at the front and rear of the site.

The proposal is therefore in accordance with Arun Local Plan policies W DM1 and W DM3.

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:

 - Location Plan.
 - Block Plan.
 - Proposed Plans and Elevations 012 A.
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 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).

- 4 **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.