

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

REF NO: BN/31/26/HH

LOCATION: Copsefield
Eastergate Lane
Eastergate
PO20 3SJ

PROPOSAL: Proposed rear extension to existing garage to form hydrotherapy pool; conversion of existing garage to specialist changing space and plant room; erection of link incorporating WC to main dwelling; and first floor loft conversion to provide ancillary bedroom accommodation with ensuite and sitting area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Barnham & Eastergate Parish Council - No objection.

1 letter of support received for the following reasons:

- Improvement in the general appearance of the local housing stock.
- The improvement in the quality of life for the applicant.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

DRAINAGE ENGINEERS - Objection.

- 1.Runoff destination.
- 3.Extreme rainfall and flooding.

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

The designer proposes to drain surface water via infiltration to soakaways in the ground. We support the use of infiltration as the second highest priority method of surface water disposal; however, the necessary evidence to demonstrate that infiltration is viable has not been provided. Fundamental information, such as groundwater monitoring data and infiltration testing results, have not been provided. Furthermore, should infiltration be proven unviable, no alternative discharge location has been identified. Consequently, it has not been demonstrated that the site can be sustainably drained.

The site is part of a Groundwater Source Protection Zone - 2c; this should be considered by the surface water drainage design. If infiltrating features are located in this area, then the Environment Agency and Portsmouth Water should be consulted. It is expected that if infiltration is shallow then they are unlikely to object. The area immediately to the rear of the property is also at risk of surface water flooding and this

may need to be accounted for within the proposed design should there be any interaction between the SuDS and this area. At present, no modelling or supporting evidence, such as ground investigations or drainage plans have been submitted for engineering assessment. In the absence of this evidence, we cannot assess if flood risk will be increased by the surface water drainage of the proposed development, and therefore, this application does not accord with the NPPF.

ENVIRONMENTAL HEALTH - No response received.

TREE OFFICER - Objection.

The Tree Root Protection Statement and Biodiversity Enhancement Statement does not provide the level of information necessary to provide confidence that trees on the site or overlapping the development have been adequately considered or will be protected, in accordance with the requirements of BS5837:2012. There is no Tree Survey Schedule as part of an Arboricultural Impact Assessment, Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS).

A consultant arboriculturist should provide a baseline Tree Survey and Tree Constraints Plan to help ascertain the relationship between existing trees and the proposed development. If satisfactory, and consent can be provided, a condition requiring our pre-commencement acceptance of an AMS and TPP could be included in the decision notice.

POLICY CONTEXT

Outside Built-Up Area.

Lidsey Treatment Catchment Area.

Within an area with potentially high ground water.

Tree Preservation Order TPO/EG/1/16.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alterations to existing buildings (residential and non-residential)
ENVDM4	ENV DM4 Protection of trees
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

[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 detached dwelling with an associated detached garage located at Copsefield, Eastergate

Lane. This application seeks planning permission for the construction of a rear extension to the existing garage to form a hydrotherapy pool; the conversion of the existing garage to a specialist changing space and plant room; the erection of a link extension incorporating WC to the main dwelling; and alterations to the converted loft of the existing garage to provide an ancillary bedroom accommodation with ensuite and sitting area.

The proposed development is in a rural area characterised by a wide variety of detached dwellings of varying height and bulk. The proposed design would be in keeping with the established varied character of the area and mixed street scene as there is no singular established character. The proposed extension would replace an existing pond and paved area.

The proposed rear extension would extend from the rear elevation of the existing garage and would have a width of 7.9m and a depth of 10.7m. It is noted that the proposal would exceed Arun Design Guide (ADG) depth guidance of 3.3m by 7.4m and would not be subservient to the host dwelling or existing garage. However, a sufficient garden depth of 57.7m would be retained, ensuring that the extension would not result in an overdevelopment of the site. Furthermore, the proposed rear extension would not be visible from the street scene of Eastergate Lane and would not appear prominent or incongruous within the street scene. Therefore, the rear extension would not result in harm to the visual amenity of the host dwelling or street scene and would be in accordance with Arun Local Plan (ALP) policies D DM1 and D DM4.

The proposed garage conversion and rear extension would adjoin the host dwelling via a link corridor from the western flank of the existing garage. The corridor extension would have a depth of 3m and a width of 4.3m, and the pitched roof design would have a height of 4m and an eaves height of 2m. The design would integrate well with the host dwelling. To the front of the proposed link extension would be a ramp serving the link corridor. It is noted that this would not extend forward of the existing building line of the garage and the proposed ramp would not result in harm to visual amenity.

The proposed garage conversion would remain unchanged with a width of 9.2m and a depth of 9.9m, and the pitched roof would retain a maximum ridge height of 5.8m and an eaves height of 2.3m. The existing loft accommodation above the garage would be altered to provide ancillary accommodation including a bedroom, bathroom and sitting area. Given this accommodation and the scale of the proposed extension and hydrotherapy pool, a condition is attached to this planning permission to ensure that the development would remain ancillary to the host dwelling such that the proposal would not result in an intensification of use of the site.

The fenestration to the front (south) elevation would include the removal of one rooflight to leave two single rooflights. At ground floor level, the three existing double doors would be replaced with three single doors within the front elevation and a new patio door would lead out onto a ramp to provide access. The proposed alterations to the front elevation would be small in scale and would not result in harm to visual amenity. To the rear (north) elevation there would be the removal of two rooflights to leave one single rooflight. At ground floor level there would be two large bi-fold doors serving the hydrotherapy pool rear extension, a single window and a single glazed door providing access to the link corridor. On the side (west) elevation, the existing single glazed door would become an internal door within the link corridor. The proposed fenestration would be finished in white UPVC.

The proposed development would be finished with materials to match the existing walls and tiles, thereby ensuring the extensions and alterations integrate well with the host dwelling, creating a cohesive and harmonious appearance. The design would reflect the high-quality approach that responds positively to the character of the site and its surrounding context, contributing to a clear sense of place. In this regard, the proposal is considered to be accord with Barnham and Eastergate Neighbourhood Plan (BENP) policy ES5, which seeks development that is well designed and sympathetic to local distinctiveness.

Whilst the proposal would increase the footprint of the detached garage and the proposed extension would be of a significant scale and bulk, given the generous size of the plot, the dwelling being setback from the main road, and the varied size and bulk of neighbouring dwellings, the development would not appear unduly dominant, nor result in harm to the character, appearance, or visual amenity of the host dwelling or street scene. Therefore, the proposal would be in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and BENP policy ES5.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed link corridor would be set back from the front boundary of the application site by 24.5m and would be partially screened from the street scene by existing high boundary treatments. Therefore, it would not result in overbearing or overshadowing impacts to neighbouring properties. The link corridor would have an outlook of the host dwellings front and rear amenities and would not result in overlooking to the neighbouring dwellings and there would be no loss of privacy. Therefore, the proposed extension is in accordance with ALP policies D DM1 and D DM4 and the ADG.

The proposed rear extension would be set back 57.7m from the rear boundary and set in 1.3m from the eastern side boundary. It is acknowledged that although the proposal is a single storey extension, it would have a height comparable to two storey built form at approximately 5.1m. However, given the existing high boundary treatment and a separation distance of 8.9m to the neighbouring property, which is further mitigated by a highway between the properties, the rear extension is acceptable and would not result in overbearing or overshadowing impacts to neighbouring properties.

The proposed rear extension would not result in overlooking to the neighbouring dwellings and there would be no loss of privacy. Therefore, the proposed development is in accordance with ALP policies D DM1 and D DM4, and the ADG.

On the northern and southern roof slopes of the existing garage, the current six rooflights would be reduced to one on the northern slope and two on the southern slope. The revised arrangement would be considered acceptable and comply with Part M of the Arun Design Guide (ADG) as they would not result in overlooking or loss of privacy to the neighbouring dwellings.

The proposed development would not result in harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with ALP policies D DM1 and D DM4 and the ADG.

DRAINAGE

The site is located within the Lidsey Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk so the proposed development needs consideration under Arun Local Plan policies W DM1 and W DM3 and the National Planning Policy Framework (NPPF).

Paragraph 181 of the NPPF (2024), states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

A Flood Risk Assessment and Surface Water Drainage information accompanies this application. The Drainage Engineers have been consulted on this application and have objected on the grounds of runoff destination and extreme rainfall and flooding.

The Drainage Engineers objection is noted and that the proposal is not compliant with national standards (Standard 1 of the NSfS). Nevertheless, the proposal would be built over an existing pond and paved area and would result in a minor increase in surface water runoff to the rear garden of the host dwelling. However, it is not expected to significantly increase flood risk to the rear garden, the wider site, or surrounding properties and therefore, on balance, it would not be reasonable to refuse planning permission on this basis. Furthermore, should the garage be demolished and replaced with a new outbuilding, the new outbuilding could be of a similar footprint to that proposed under permitted development. Consequently, the proposed development is acceptable in accordance with Arun Local Plan policies W DM1 and W DM3 and the NPPF.

TREES

The site is located within the Tree Preservation Order TPO/EG/1/16 and therefore the development requires consideration against Arun Local Plan policy ENV DM4 and the National Planning Policy Framework (NPPF).

Paragraph 192 of the NPPF (2024), states when determining any planning applications, local planning authorities should ensure that they (b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

A Tree Root Protection Statement and Biodiversity Enhancement Statement were submitted with this application.

The Tree Officer was consulted and raised concerns that the submitted Tree Root Protection Statement and Biodiversity Enhancement Statement do not provide the sufficient information to demonstrate that existing trees have been adequately assessed or protected.

Given the separation distance to the TPO-protected tree and the fact that the proposed development is sited on existing developed and hard-surface areas, it is considered that the likelihood of direct or significant indirect impact on the protected tree is limited. Nevertheless, the lack of detailed arboricultural information limits the ability to fully assess the impacts in accordance with policy requirements and therefore a pre-commencement condition is attached to this planning permission to ensure the retention and protection of trees which are an important feature of the area.

On balance, it would be unreasonable to refuse planning permission on arboricultural grounds where a pre-commencement condition is attached to this consent to require further details of the tree protection measures and arboricultural methods undertaken during construction works. Consequently, subject to this condition, the proposed development is acceptable in accordance with Arun Local Plan policy ENV DM4 and the NPPF.

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 and Site Plan E001.
 - Proposed Site Plan P001.
 - Proposed Plans P002.
 - Proposed Elevations P003.
 - Proposed Materials P004.
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 Prior to the commencement of the development hereby permitted, the applicant must submit a report from an arboricultural consultant, inclusive of a baseline Tree Survey Schedule (TSS), and Tree Constraints Plan (TCP), to help ascertain the relationship between existing trees and the proposed development, to the Local Planning Authority for approval. Written confirmation of acceptance of both Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) must be issued before any enabling, demolition or construction works are commenced on site. Subsequent to their approval, all activity at the site is to be carried out in strict accordance with

the AMS and TPP. The TPP should indicate that any construction materials will be stored on existing hardstanding surfaces.

Reasons: To comply with BS5837:2012 and ensure the retention and protection of trees which are an important feature of the area, in accordance with Arun Local Plan policies ENV DM4 and D DM1. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

- 4 The proposal hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Copsefield as a hydrotherapy pool with first floor accommodation and shall not be used as a separate unit of accommodation.

Reason: To accord with Arun Local Plan policy D DM1 and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

- 5 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).

- 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.