

Recommendation Report for Planning Permission

REF NO: BN/39/19/PL

LOCATION: 40 Elm Grove
Barnham
PO22 0HL

PROPOSAL: 1 No. replacement dwelling

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The planning permission is sought for the replacement of an existing detached bungalow with a new chalet style detached 4-bedroom dwelling.

A similar scheme for this site has been recently approved under EG/77/18/HH which involved revision of previously approved application EG/63/18/HH incorporating more decorative detail above the ground floor window openings, an enlargement of the porch and a raise of the roof by approx. 340mm by means of extensions and alterations only.

The current application is for the erection of a new dwelling which would have the footprint of the existing bungalow extended to the front (as already approved). The new roof-light is proposed on the north-western roof plane of the rear outrigger positioned symmetrically with the pair on the opposite site. Two storey front projections would be symmetrical with glazed gable ends. The left side would be projecting from the original footprint by 2.5m and the right by 4.6m providing the garage on the ground floor and a bedroom at the first floor. One small pitched roof dormer would be inserted centrally on the plane of the main roof with rather shallow open porch beneath. The rear outrigger would have a glazed gable end with 5 roof-lights on each side of its pitched roof; four of them serving to a bedroom ensuite, the rest would serve to kitchen/living area with a sloping ceiling, with sliding doors which open out into the rear garden beyond. The drawings of recently approved scheme shows 4 roof-lights on the north-western roof plane and there are some differences in fenestration of the south-eastern elevation where the French window would be of a double width of that recently approved.

At ground floor level, the new large entrance hall provides access to the new utility and cloakroom on the left and separate formal living room and study on the right. At first floor level there are 4 bedrooms (2 with en-suites) and a family bathroom. the position of the proposed roof-fights would prevent overlooking of any neighbouring properties with no standard height windows proposed to look east or west. All windows are to look either north or south. Photovoltaic solar

	panels are proposed on the roof plane above the both front projections.
SITE AREA	696.2 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	As existing.
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Timber panels to the sides and to the rear and 'in and out' entrances with posts and rails to the front.
SITE CHARACTERISTICS	The site is located on the north-eastern side of Elm Grove, in the vicinity of T-junction with Downview Road and contains 1950s bungalow with a landscaped front garden.
CHARACTER OF LOCALITY	Elm Grove is a private road which was largely developed around 1900, forming an estate that consisted of large detached houses with shrubberies and roadside trees within a walking distance from Barnham train station.

RELEVANT SITE HISTORY

EG/77/18/HH	Proposed 2no. front extensions, new roof to include accommodation at first floor level and internal alterations throughout. Revisions to approved planning application EG/63/18/HH to incorporate a decorative brick detail above all ground floor openings.	ApproveConditionally 15-01-19
EG/63/18/HH	2no. front extensions, new roof to include accommodation at first floor level & internal alterations throughout.	ApproveConditionally 08-11-18
EG/3/62	1 Storey Dwelling With Garage	Approve 04-07-62
EG/16/61	Outline 2 Dwellings	ApproveConditionally 20-09-61

The planning permission was granted for a similar proposal under EG/77/18/HH for an extension and alteration of an existing bungalow resulting in the same appearance and volume as this currently proposed new dwelling.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Barnham & Eastergate Parish Council

Barnham & Eastergate Parish Council

Barnham & Eastergate Parish Council has raised no objection.

No representation from nearby occupiers.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

WSCC Strategic Planning

Engineering Services Manager

Engineers (Drainage)

Southern Water Planning

Parks and Landscapes

Environmental Health

CONSULTATION RESPONSES RECEIVED:

Environmental Health does not have any comment.

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

Engineers Comments Regarding Surface Water Drainage:

The application is within the Lidsey catchment and in an area of known high groundwater. As a result surface water drainage design should be carefully considered. Infiltration must be fully investigated.

If you are minded to approve the application please apply the following condition:

PCENG2

"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. 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.

And the accompanying informative (INFORMD)

"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 percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

Supplementary guidance notes regarding surface water drainage are located here

<https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

WSCC - Highways Authority

A new single car garage is proposed for the replacement dwelling. It will have approximate internal dimensions of 3.8m x 5.3m. The Local Highway Authority recommends revising the plans so that the garage meets the recommended minimum internal dimensions for single car garages of 3m x 6m as set out in Manual for Streets (MfS), to be considered for parking provision.

The site is situated in a sustainable location within walking distance of shops and schools. Barnham Train Station is an approximate 14 minute walk from the site. Nearby bus stops on Barnham Road offer connections to Bognor Regis, Chichester, Walberton and Arundel.

Cycling is a viable option in the area. The garage can be considered for cycle storage if it meets minimum MfS internal dimensions. The inclusion of secure and covered cycle storage in the plans increases the sustainability of the property by offering alternative modes of transport to the private car.

The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Cycle parking

No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

No objections to the proposal are raised by the statutory consultees subject to the conditions.

The Local Highway Authority recommends revising the plans since the proposed garage does not meet recommended minimum internal dimensions. The proposed garage would have approximate internal dimension of 3.8x 5.3m while 3mx6m is required. Therefore PARK5 condition has been suggested.

POLICY CONTEXT

Designation applicable to site:

Lidsey Treatment Catchment
Built-up Area
WSCC Mineral Consultation

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DSP1	D SP1 Design
ECCDM1	ECC DM1 Renewable Energy
ECCSP1	ECC SP1 Adapting to Climate Change
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WMDM1	WM DM1 Waste Management

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES11

Energy efficiency of new development

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES13

Renewable energy schemes

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES5

Quality of design

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES6

Contribution to local character

Barnham & Eastergate Neighbourhood Plan 2014 POLICY ES8

Buildings should be designed to reflect the three-dimensional qualities of traditional buildings

PLANNING POLICY GUIDANCE:

PPS1	Delivering Sustainable Development
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's

Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

Policies ES5 Quality of design, ES6 Contribution to local character, ES8 Buildings should be designed to reflect the three-dimensional qualities of traditional buildings, ES11 Energy efficiency of new development and ES13 Renewable energy schemes of the Barnham & Eastergate Neighbourhood Plan 2014 are considered to be relevant to determination of this application.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

The proposed development is situated within the built up area boundary where the principle of development is acceptable subject to accordance with relevant development plan policies. The key policies considered are SD SP2, D SP1, DDM1, D DM2, TSP1, W DM1 and EEC DM1 of the Arun Local Plan.

BACKGROUND

The site has been subject to 2 applications for an extension and alteration of an existing bungalow(EG/63/18/HH and EG/77/18/HH) resulting in a similar dwelling as proposed.

Policy D SP1 requires all development to make efficient use of land reflecting the characteristics of the site and local area and policy D DM1 states that a high standard of architectural principles should be demonstrate and new development should have a minimal impact to users and occupiers of nearby properties and land. Policy D DM2 expects internal spaces to meet the requirements of Nationally

Described Space Standard. Policy W DM1, paragraph 3 states that although minor developments are unlikely to raise significant flood risk due to the cumulative impact all development within Lidsey Wastewater Treatment Works Catchment Area must also be accompanied by a Drainage Impact Assessment that must take account of both the individual and cumulative impact upon foul water disposal. Policy EEC DM1 assures that the Council will support proposal for appropriately located renewable energy development where they meet certain criteria.

Barnham & Eastergate has a 'made' Neighbourhood Plan with Policies ES5, ES6, ES8, ES11 and ES13 relevant to the determination of the application.

DESIGN AND VISUAL AMENITY

The proposed dwelling would respect and complement the existing development and would not detract from the street scene since the surrounding properties are of a mixed design and style and proposed ground level finish in brick and first floor level in timber cladding is not considered to appear out keeping with the area.

Therefore proposal is not considered to adversely impact upon the spatial pattern or character of the area and accord with D SP1, D DM1 and D DM4 of the Arun Local Plan.

RESIDENTIAL AMENITY

The proposed new dwelling would have almost the same appearance and size as recently approved scheme and there is no difference in amenity to that approved. Therefore the proposal is not considered to result in adverse harm upon the neighbouring amenity by way of overshadowing, overbearing or overlooking and as such accords with DDM1 and DDM4 of the Arun Local Plan.

HIGHWAY ISSUES:

Arun Local Plan policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. Policy T DM1 requires that new development be located within easy access of established non-car transport modes/routes.

The proposed driveway is to be enlarged providing a larger area for parked cars that can accommodate in excess of 5 cars + 1 space in the proposed new garage. The LHA does not consider that the proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal subject to condition. As such proposed development would comply with policy TP1.

SURFACE WATER DRAINAGE

The application is within the Lidsey catchment and in an area of known high groundwater. As a result surface water drainage design should be carefully considered. Infiltration must be fully investigated. Engineers haven't raised an objection, subject to condition.

COMPLIANCE WITH INTERNAL FLOOR SPACE STANDARDS

The proposal relates to gross internal floor spaces of approx. 275 sqm for 4 bedroom unit, which exceed considerably the minimum gross internal floor area requirement for a two storey dwelling as set out in the Nationally adopted space standards. (124 sqm for 4 bedroom dwelling).

Policy D DM1 refers to the need for compliance with the Arun Design Guide. This is to replace policy D DM3 "External Space Standards" which was deleted at the request of the Local Plan Inspector. Until such time as this Design Guide is published, there is no policy within the Arun Local Plan regarding private gardens sizes.

However, regard should be had to paragraph 127 of the NPPF which requires that new development has a high standard of amenity for existing and future users.

The proposed dwelling would increase the footprint of an existing bungalow to the front only (previously approved) therefore it is considered that the scheme provides a good standard of amenity for future occupiers.

It is therefore considered that the proposal complies with above Arun Local Plan policies, Barnham & Eastergate Neighbourhood Plan Policies ES5, ES6, ES8, ES11 and ES13, relevant to the determination of the application, and the guidance on amenity within the NPPF.

SUMMARY

The proposed development is deemed to accord with the relevant development policies and as such is recommended for approval subject to the following conditions and informatives.

HUMAN RIGHTS ACT

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.

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:
- 18087-04 Rev A - Block Plan, Ground, First Floor and Roof Plan and Elevations
- 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 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.
- Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.
- 4 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
- Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 and T DM1 of the Arun Local Plan.
- 5 Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no extensions (including porches or dormer windows) to the dwelling houses shall be constructed or buildings shall be erected within the curtilage unless permission is granted by the Local Planning Authority on an application in that behalf.
- Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with policy D DM1 of the Arun Local Plan.
- 6 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. 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.
- 7 The new dwelling shall not be first occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of

submission and includes the use of renewable energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the dwelling and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 and ECC DM1 of the Arun Local Plan.

- 8 No construction activities associated with the construction of the new building shall take place, other than between the hours of 8:00am - 18:00 Monday to Friday, 08:00 - 13:00 Saturday and no working activities at any time on Sundays, bank and public holidays.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policies QE SP1 and QE DM1.

- 9 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 percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers. Supplementary guidance notes regarding surface water drainage are located here <https://www.arun.gov.uk/surfacewater> on Arun District Councils website. A surface water drainage checklist is available here <https://www.arun.gov.uk/drainagechecklist> on Arun District Councils website, this should be submitted with a Discharge of Conditions Application."

- 10 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.

- 11 INFORMATIVE: The applicant is advised that, as from 6 April 2008, the submission of a 'Site Waste Management Plan' (SWMP) is mandatory for all construction projects in England with a project cost greater than £300,000 (excluding VAT) under the provisions of Section 54 of the Clean Neighbourhoods and Environment Act 2005. Further information on the requirements of SWMPs and how they should be applied in practice can be obtained from DEFRA, 6/F 6D, Ergon House, Horseferry Road, London, SW1P 2AL, Tel. (0207) 2384847 or at their website: www.defra.gov.uk/constructionwaste

- 12 A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.