

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

REF NO: EG/58/17/HH

LOCATION: 15 Highview Road
Eastergate

PROPOSAL: Single storey front/side extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

Flat roof extension to replace the existing flat roof side extension and wrap around the full width of the side elevation and project modestly to front. The extension would house a third bedroom, W/C and kitchen extension (use not specified).

SITE AREA

0.04 hectares.

TOPOGRAPHY

Predominantly flat

TREES

None of any significance affected by the proposed development.

BOUNDARY TREATMENT

2.5m hedge to front (east) and side (north) boundaries with 1.8m close boarded gates to section of north boundary. 1.8m wall to west and east boundaries.

SITE CHARACTERISTICS

Two storey semi-detached property on corner plot with parking to north side and detached garage to west side. Gardens to side (north) front (east) and rear (south).

CHARACTER OF LOCALITY

Suburban residential state formed mainly of two storey properties, set back from the road with off street parking and front and rear gardens.

RELEVANT SITE HISTORY

EG/12/60/H	Layout and detailed plans for 31 houses and garages	ApproveConditionally 08-05-1964
EG/28/70	Extension	Permit'd Devel

Existing side extension build under permitted development rights in 1970.

REPRESENTATIONS

Representations received:

No comments made.

Comments on Representations received:

N/A.

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

Consultations responses received:

Drainage Engineers

Please apply standard pre-commencement surface water drainage condition ENGD2A.

Southern Water

Please apply standard informative.

Comments on Consultation responses:

Comments noted.

Condition and informative to be included.

POLICY CONTEXT

Designation applicable to site:
Within the built up area boundary
Within the Lidsey Drainage Catchment Area

DEVELOPMENT PLAN POLICIES

[Arun District Local Plan 2003:](#) [DEV19](#)
[GEN12](#)
[GEN2](#)
[GEN7](#)
[GEN9](#)

[Publication Version of the Local Plan \(October 2014\):](#)

Extensions to existing residential buildings
Parking in New Development
Built-up Area Boundary
The Form of New Development
Foul and Surface Water Drainage
D DM1 Aspects of Form and Design
Quality
T SP1 Transport and Development
D DM4 Extensions and Alterations to
Existing Buildings (residential and non-
residential)
D SP1 Design
SD SP2 Built-Up Area Boundary
W DM2 Flood Risk
W DM3 Sustainable Urban Drainage
Systems

[Barnham & Eastergate Neighbourhood Plan 2014](#) [POLICY ES5](#) Quality of design
[Barnham & Eastergate Neighbourhood Plan 2014](#) [POLICY GA4](#) Parking and new development

PLANNING POLICY GUIDANCENPPF
NPPGNational Planning Policy Framework
National Planning Practice Guidance**POLICY COMMENTARY**

The Development Plan consists of the Arun District Local Plan 2003, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

A new local plan is in preparation may be a material consideration when determining Planning Applications. At this stage the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and supporting documents were submitted for independent examination on 30 January 2015. The Examination into the submitted plan was commenced but is currently suspended whilst Arun District Council addresses matters raised by the Inspector.

A number of Main Modifications to the Arun District Local Plan 2011-2031 (Publication Version) October 2014 were approved by the Council on 22nd March 2017 and consultation on these has taking place. The Main Modifications should be read alongside the Arun District Local Plan 2011-2031 (Publication Version) October 2014 and where there are changes the Main Modification may also be material consideration to take into account. The examination is due to re-commence in Autumn 2017 following publication of modifications to the Plan.

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 and policies within them will be considered in determining planning applications. Made NDP policies will be considered alongside other development plan documents including Arun District Council's Local Plan. Whilst an NDP is under preparation it will afford little weight in the determination of planning applications. Its status will however gain more weight as a material consideration the closer it is towards it being made. Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

Made Plans in Arun District Council's Local Planning Authority Area are: Aldingbourne; Angmering; Arundel; Barnham & Eastergate; Bersted; Bognor Regis; Clymping; East Preston; Felpham; Ferring; Kingston; Littlehampton; Rustington; Walberton; Yapton. The written Ministerial Statement of 13 December 2016 confirms that relevant policies for the supply of housing in Neighbourhood Plans should not be deemed to be out of date where all of the following circumstances arise;

- The NDP has been part of the development plan for 2 years or less or the ministerial statement is less than 2 years old
- The NDP allocates sites for housing
- The Council can demonstrate a three-year supply of deliverable housing sites

Arun District Council will make reference to an NDP when it has, by the close of planning application consultation, been publicised for pre-submission consultation(Reg.14).

The proposal is considered to comply with relevant Barham & Eastergate NDP plan policies ES5 and GA4.

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

Design and Visual Amenity

The extension would be single storey and with a flat roof. It would project modestly to the front forming a porch. The extension is considered to be subservient and in character with the main house. The extension would be visible from St Georges Walk to the front (east) and Highview Road (north) and given its subservient and in character design, is considered to respect the character and appearance of the street scene and overall visual amenity of the area.

Wall materials to match existing will be conditioned. The felt roof is considered to be an acceptable material for a residential property.

The development is acceptable in terms of design and visual amenity of the host dwelling and surrounding area in line with saved policies GEN7 and DEV19 and Barnham & Eastergate NDP plan policy ES5.

RESIDENTIAL AMENITY

The extension would not directly bound any common boundaries with neighbouring properties and is not considered to be large enough in scale to have a significant impact on neighbouring residential amenity. The extension is considered to be acceptable in terms of impact on residential amenity in line with saved policies GEN7 and DEV19.

PARKING

Three off street parking spaces would be retained on site which meets parking requirements in line with GEN12 and Barnham & Eastergate NDP plan policy GA4.

SURFACE WATER DRAINAGE

The site is within the Lidsey Drainage Area so it is at high risk from surface water flooding. As the extension would provide more surface area than could be constructed under permitted development rights, it is considered necessary and reasonable to impose a pre-commencement surface water drainage condition to ensure the extension does not increase the risk of localised flooding resulting from additional surface water run off.

The application is considered to comply with the Development Plan and is recommended for conditional approval.

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

report

approved plans:-

1717/02
1717/04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The materials and finishes of the external walls of the extension hereby permitted shall match in colour and texture those of the existing dwelling.

Reason: In the interests of amenity in accordance with policies GEN7 and DEV19 of the Arun District Local Plan.

- 4 Development shall not commence 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, the recommendations of the SUDS Manual produced by CIRIA.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage.

No 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 GEN7 and GEN9 of the Arun District Council 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.

- 5 INFORMATIVE: Drainage Engineers advise that 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 BRE 365, 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 30% 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 are also available on request.

- 6 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.

- 7 INFORMATIVE: A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 033 0303 0119) or www.southernwater.co.uk.