

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

REF NO: EG/66/18/HH

LOCATION: Flintstones
Barnham Road
Eastergate
PO20 3RT

PROPOSAL: Single storey front extension & 1 No. new window to west ground floor elevation.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to construct a single storey front extension to provide a utility and increased sized sitting room. The extension would measure the full width of the dwelling to a depth of 2.5m and an eaves height of 2.2m to an overall sloping pitch of 3.5m. The extension would be finished in materials to match the existing dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Parish Council provided no response
No representation from nearby occupiers

CONSULTATIONS

Southern Water Planning
Engineering Services Manager
Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

Southern water - requires a formal application for any new connection to the foul sewer to be made - subject to an informative when the application is considered for approval. In addition the Developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

Engineers (Drainage) - the development would slightly increase the impermeable area and therefore the runoff from the property. It is requested that a standard drainage condition to be included. Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period.

POLICY CONTEXT

Designation applicable to site:
Built up Area Boundary

DEVELOPMENT PLAN POLICES

SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

[Barnham & Eastergate Neighbourhood Plan 2014](#)
[POLICY ES1](#)

Applications for new development must meet the local drainage requirements

Barnham & Eastergate Neighbourhood Plan 2014
 POLICY ES5

Quality of design

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

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. As stated in SDSP2 the key policies considered are DDM1 and DDM4 of the Arun District Local Plan. Eastergate has a 'made' neighbourhood plan with policy ES5 considered relevant to the determination of this application.

The site is occupied by a two storey detached dwelling set back from the road by a garden area which is screened from the road by a mature front boundary hedge. The host dwelling forms part of a linear form of staggered residential properties of varying scale and design.

DESIGN AND VISUAL AMENITY

Although the proposed development is situated to the front and principle elevation of the dwelling by virtue of its scale and design would be subservient to the existing dwelling. The depth of the addition is not considered to encroach into the front garden as to detract from the character of the street scene setting to its detriment.

The proposed rear extension is therefore not considered to give rise to any adverse impact upon the spatial pattern or character of the area and accord with DDM1 and DDM4 of the Arun District Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

BY virtue of the size, scale and position the proposed extension is not considered to give rise to any overlooking, overshadowing or overbearing impacts upon the residential amenity and as such is in accordance with DDM1 and DDM4 of the Arun District Local Plan.

DRAINAGE& WATER

The Drainage Engineer comments that the development would slightly increase the impermeable area and therefore further runoff from the property. It is requested that a standard drainage condition to be included.

SUMMARY

The proposed development is deemed to accord with relevant development policies and as such 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

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
 - Location Plan & site plan
 - Block Plan - 01 Rev A
 - Existing ground floor plan
 - Existing Elevations
 - Proposed ground floor plan
 - Proposed elevations
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun District Local Plan.
- 3 Prior to the commencement of construction works details of the proposed foul water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. (Including details of its siting, design and subsequent management / maintenance) and no

dwelling shall be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason : To prevent pollution of water bodies and to ensure the satisfactory drainage of the site and to prevent flooding, in accordance with policies W SP1 & W DM1 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition because the site drainage needs to be approved and implemented before the dwellings are occupied.

- 4 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 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 satisfactory drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

- 5 INFORMATIVE: 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>.
- 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.