

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

REF NO: EG/70/18/HH

LOCATION: 23 Elm Grove South
Barnham
PO22 0EJ

PROPOSAL: Two storey rear & single storey side extensions.

SITE AND SURROUNDINGS**DESCRIPTION OF APPLICATION**

The application seeks to construct a two storey and single story rear additions. The extension would measure the full width and height of the existing dwelling to an overall depth in line with part of the the existing rear attached single storey to a overall depth of 5.5m. The rear addition would be finished with a full gable with a full cat slide on its south east elevation. A Juliet balcony would serve the master bedroom. The ground floor addition would consist of a remodelled kitchen/ dinning room. The extension would be finished in materials to match the existing dwelling.

REPRESENTATIONS**REPRESENTATIONS RECEIVED:**

Eastergate Parish Council
Parish Council provided no response.

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.

Southern Water requires a formal application for any new connection to the public 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:
water disposal in the order:

a Adequate soakaway or infiltration system

b Water course

c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to surface water inundation issues in the Lidsey Catchm

Engineers (Drainage) - The application seems to detail that the surface water will be disposed of to the existing soakaway, this will not to be suitable because: the roof area is to substantially be increased; old drainage requirements for surface water drainage were far less than modern standards; existing soakaway condition is unknown. The 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

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)

[Barnham & Eastergate Neighbourhood Plan 2014](#) Quality of design

[POLICY ES5](#)

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 modest detached dwelling set back from the road by a parking area, currently heavily screened from the road. The host dwelling forms part of a area characterised by detached and semi detached residential properties abutting Elm Dale - a three storey apartment block.

DESIGN AND VISUAL AMENITY

The proposed development is situated to the rear of the dwelling whereby it is considered by virtue of its scale and design would represent a visually sympathetic and proportionate addition. When assessing the proposal against Policy D DM4 of the local plan it is considered the extension would respond well to the

specific site characteristics whilst being sympathetic to the distinctiveness of the wider setting.

The style of the existing dwelling is a very modest two storey detached dwelling. The proposed depth of the addition although is large in height its scale is not considered to the detriment of the character of the existing dwelling and its facade would be retained. The rear addition is a similar height to the existing dwelling however the roof design lends itself to reducing the visual prominence of the building therefore is consider to sit well within the street scene character.

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 Local Plan and ES5 of the Barnham and Eastergate Neighbourhood Plan.

RESIDENTIAL AMENITY

The officers consider the distance between the footprints of both the host dwelling and neighbouring Elm Dale are adequate to maintain a suitable relationship, and although the boundary treatment is informal Elm Dale is considered the more dominant building whilst the development at the host dwelling remains subservient to this relationship. The officers note that two roof lights serve the 4th bedroom on the side elevation facing Elm Dale, subject to a condition one obscure vglazed and one no obscure glazed window should limit any feeling of privacy issues.

Therefore 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 Local Plan and Policy ES5 of the Eastergate neighbourhood 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 conditions 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
 - Existing and proposed block plan
 - Existing floor plans
 - Proposed floor plans
 - Existing elevations
 - 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 The second side window at first floor level as highlighted on drawing 03 & 04 (roof light over) and serving as a secondary window to bedroom 4, shall at all times be and remain glazed with obscure glass with limited opening for ventilation only.

Reason: In the interests of the amenities of the occupants of nearby properties in accordance with policies D DM1 of the Arun 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 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.

- 5 The development shall not proceed until details have been submitted to and approved in writing by the Local Planning Authority for any proposals: to discharge flows to watercourses; or for the culverting, diversion, infilling or obstruction of any watercourse on or adjacent to the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run-off values. No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities in respect to any watercourse or culvert on or adjacent to the site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1 and W DM2 of the Arun Local Plan. And to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion, in accordance with Policies 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 protect existing watercourses prior to the construction commencing.

- 6 No windows (other than those shown on the plans hereby approved) shall be constructed in the north-west and south-east elevations of the extension hereby permitted without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1/D DM4 of the Arun Local Plan.

- 7 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 District Local Plan.

- 8 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>.

- 9 INFORMATIVE: Under Section 23 of the Land Drainage Act 1991 Land Drainage Consent must be sought from the Lead Local Flood Authority (West Sussex County Council), or its agent (Arun District Council - land.drainage@arun.gov.uk), prior to starting any works (temporary or permanent) that affect the flow of water in an ordinary watercourse. Such works may include culverting, channel diversion, discharge of flows, connections, headwalls and the installation of trash screens.

The development layout must take account of any existing watercourses (open or culverted) to ensure that future access for maintenance is not restricted. No development is permitted within 3m of the bank of an ordinary watercourse, or 3m of a culverted ordinary watercourse.

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.

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- 11 **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.