

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

REF NO: FP/185/25/HH

LOCATION: 25 Kingsmead
Felpham
PO22 7BD

PROPOSAL: Single storey rear extension following demolition of existing extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

FP/225/20/HH	Loft conversion to form new second floor with rear dormer projection and alterations to roof to form gable end.	ApproveConditionally 18-01-21
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REPRESENTATIONS

Felpham Parish Council - No objection.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Drainage Engineers - Objection.

1.Runoff destination.

0.General

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

1.Runoff destination

1.1.No information regarding the proposed surface water runoff location, as required by Standard 1 of the Non-Statutory Technical Standards for SuDS (NSfS), has been provided. As insufficient evidence has been submitted to demonstrate how the applicant intends to drain surface water, we are unable to assess whether the proposed development would increase flood risk. It is the responsibility of the applicant or their drainage designer to provide this evidence. For this reason, we object to the proposal, as the submission of such evidence may affect the scale and layout of the development.

1.2.To support an infiltration-based design, winter groundwater monitoring must be undertaken to confirm that a minimum of one metre of unsaturated ground can be maintained between the base of the soakaway or infiltration structure and the peak groundwater level. Ground conditions and infiltration potential in Felpham are highly variable. While infiltration may be feasible in some areas, others experience high groundwater levels or poor infiltration rates that render it unviable. This must be robustly demonstrated by the applicant. Please refer to <https://www.arun.gov.uk/surfacewater/> for further information regarding our expectations for groundwater monitoring and infiltration testing.

1.3.If infiltration is not viable, then alternative sustainable means of draining the site are summarised as follows:

- 1.Water reuse - not proposed but will not provide a full design solution and can be secured via condition.
- 2.Infiltration - not investigated.
- 2.To a watercourse - available behind the rear boundary of site, not investigated.
- 3.To a surface water sewer - available within the highway to the front of site, not investigated.
- 4.To a highway drainage system - none available according to our records.
- 5.To a combined sewer - none available.

1.4.It is essential that each discharge destination is considered in strict priority order, with higher priority options fully explored and demonstrably exhausted before progressing to lower priority alternatives. Robust evidence must be provided to discount a higher priority destination.

1.5.The site has a watercourse on the southern boundary. Should infiltration be found unviable, to facilitate the proposed development the applicant may need to carry out works to the watercourses, further investigation is required relating to land ownership and the necessary works. Furthermore, no evidence has been submitted to demonstrate that the proposed discharge rates, volumes or flow parameters, as is expected by the NSfS. The applicant is also guided to approach West Sussex County Council regarding land drainage consent - see links above.

1.6.There is a public surface water sewer located within the highway. No information regarding this option has been submitted. If infiltration is not viable and a connection to the watercourse unachievable, the applicant would need to investigate the possibility of connecting surface water to the sewer at the front of the site, via Southern Water.

1.7.It is likely that a viable discharge location can be evidenced, however on the basis on the information submitted, the applicant has not demonstrated that any of the potential discharge locations are viable. The submission of the required evidence may also have implications on the amount of development achievable

POLICY CONTEXT

Flood Zone 3.
Flood Zone 3a.

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)
WDM2	W DM2 Flood Risk

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 semi-detached dwelling located at 25 Kingsmead. The application seeks planning permission for the demolition of an existing rear extension, the construction of a replacement rear extension and amendments to fenestration.

The single storey rear extension would have a width of 5.5m, equal to the existing width of the host dwelling, and would have a depth of 5.4m. It is noted that the extension would exceed the 3.3m guidance depth for rear extension to semi-detached dwellings outlined in the Arun Design Guide (ADG); however, given the siting of the extension at 23 Kingsmead (the neighbour to the east), and the remaining rear garden depth of 17.5m (which complies with the ADG), the proposed rear extension would not result in harm to visual amenity.

A new door, in the same location, is proposed on the western flank of the host dwelling. The window adjacent to this is proposed to be replaced by a smaller window of the same height but lesser width.

The extension would have a flat roof, at a height of 3.45m including parapet walls (approximately 0.5m higher than the existing extension) and incorporate a roof lantern. Flat roof extensions and roof lanterns/lights are consistent architectural features along Kingsmead.

The extension would be finished with painted render to match the existing property. The parapet walls would feature stone copping and the fenestrations would be black aluminium heritage style windows and doors, which would include a window and door on the western flank of the extension and double doors with full-length windows on either side. Arun Local Plan policy D DM1 states that a high standard of building materials and design features should be used in developments where possible. The proposed material palette would make a positive contribution to the design and visual amenity of the locality and is therefore in accordance with Arun Local Plan policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

The current rear extension is set in by approximately 0.1m from the shared boundary with 23 Kingsmead; this distance would be maintained by the replacement extension. The extension would not protrude beyond the existing rear building line at 23 Kingsmead. The parapet walls, which would be approximately 0.5m higher than the roof of the neighbouring extension, may have some overbearing effects. However, considering the existing siting and scale of the extension at 23 Kingsmead, the proposed extension would not result in significant harm by way of overbearing or overshadowing impacts to this neighbour.

The proposed extension would have a width equal to the host dwelling and would therefore maintain a distance of 1.7m to the shared boundary with 27 Kingsmead, to the west, and 2.8m to the eastern flank of 27 Kingsmead, respectively. The extension would comply with the 45-degree rule, as described by the Arun Design Guide. The proposed extension would be approximately 1.5m higher than the boundary treatment separating 25 and 27 Kingsmead, however, given the space maintained between the dwellings and the orientation of the host dwelling, which is angled away from 27 Kingsmead, the proposal would

not result in significant overbearing or overshadowing.

The fenestration proposed and amended would provide an outlook of the rear amenity area and the side passage which runs along the western flank of the site. Views from the proposed extension would currently be achievable from the rear amenity area and would not result in harm by way of overlooking to the neighbouring dwellings.

The proposed development would not result in significant harm to neighbouring residential amenity by way of overbearing, overshadowing, or overlooking. The proposed development is therefore in accordance with Arun Local Plan policies D DM1 and D DM4 and the Arun Design Guide.

DRAINAGE & FLOOD RISK

The site is located within Flood Zones 3 and 3a. The Aldingbourne Rife is within five metres of the rear site boundary, which warranted a consultation with the drainage engineers.

The drainage engineers have objected on the grounds that no surface water runoff location has been provided, as required by Standard 1 of the Non-Statutory Technical Standards for SuDS (NSfS).

In this instance, the extension would be constructed over an area of existing hard standing, and would not result in an increase in impermeable or hard surfaces within the application site. Further to this, porous paving is proposed to the south-east of the extension, which will help mitigate any potential displaced water runoff.

The proposed development would not result in an increase in the risk of flooding elsewhere and is in accordance with Arun Local Plan policy W DM2.

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 Plan 01
- Proposed Block Plan 10A
- Proposed Ground and First Floor Plans 11
- Proposed Second Floor and Roof Plans 12
- Proposed Sections 13A
- Proposed North and East Elevations 14A
- Proposed South and West Elevations 15A
- Biodiversity Enhancement Statement
- Flood Risk Assessment

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 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).

- 4 **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.