

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

REF NO: M/103/20/HH

LOCATION: Ancton Barn
Ancton Lane
Middleton-On-Sea
PO22 6NJ

PROPOSAL: Enlargement of existing Northeast wing, alteration to barn entrances and addition of opening and fixed glazed roof lights to the existing barn.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION This application seeks to enlarge the existing northeast wing by increasing its width by approx. 1.5m, altering the barn entrances, adding openings and fixed glazed rooflights.

RELEVANT SITE HISTORY

M/28/93	Conversion of barn to dwelling	ApproveConditionally 24-06-93
---------	--------------------------------	----------------------------------

REPRESENTATIONS

No Objection from Parish Council.

One letter of support - The existing building was heading for dereliction and was becoming dangerous. The proposal ensures the property is modern, safe and appropriate. However, we would object if the proposal blocks our light and views, but our overall comment is support.

One letter of objection - Converting the barn will mean it will not be in-keeping with the street and village. There will be a loss of light and it will overlook other properties.

Comment on Representations:

The proposal would not result in adverse overlooking to adjacent properties given the distance to neighbouring properties and the alterations would not be readily visible in the street scene. The main elevation changes would take place to the rear facing elevation.

-

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Drainage engineers comments:

This application site is situated in Flood Zone 2 and 3, within an area that is susceptible to surface water flooding and in an area which has seen historic flooding. It is also within the Lidsey Treatment Catchment where surface water drainage proposals are closely monitored to minimise any additional flows entering the foul sewer. Infiltration is highly unlikely to be viable in this location.

The proposed floor levels for the development and how these relate to expected flood levels have not been considered.

Request pre- commencement condition is imposed.

Comments are noted and condition imposed as requested.

POLICY CONTEXT

Outside built up area boundary.

Building of Character.

Flood Zones 1, 2 and 3

DEVELOPMENT PLAN POLICIES

[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)
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERSP1	HER SP1 The Historic Environment
DSP1	D SP1 Design
WDM2	W DM2 Flood Risk

PLANNING POLICY GUIDANCE:

NPPDG	National Design Guide
NPPG	National Planning Practice Guidance
NPPF	National Planning Policy Framework

CONCLUSIONS

PRINCIPLE

In this case, the key policies are deemed to be D DM1 and D DM4 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

There is no neighbourhood plan for this application because Middleton Parish Council has no

Neighbourhood Plan.

FLOODING

The application is accompanied by an FRA since the site is located within Flood Zones 1, 2 and 3. A review of the site plans against the EA Flood Map for Planning indicates that the extent of Flood Zone 3 is nearly parallel to the northern elevation of the existing building, and the existing building is within Flood Zones 1 and 2.

The proposal is considered a 'Minor Development' under the NPPF as it is for a household development with a footprint of less than 250m². The Finished Floor Levels would be no lower than those of the existing building and will not result in a new residential unit on site. The existing dwelling is classified as More Vulnerable under the National Planning Policy Framework (NPPF). As such, the flood risk vulnerability will remain the same post-development.

Analysis within experience flood depths of 0.14m. Furthermore, analysis of EA tidal data indicates that the site could remain unaffected for all tidal events up to and including 1:1000 year present day and 1:200 year +CC (2115) events. The proposed development could be considered to be at low risk of flooding from surface water and sewer sources, and at moderate risk of flooding from fluvial and groundwater sources.

The Finished Floor Levels of the extension will be set no lower than existing floor levels of the residential dwelling, in line with the EA Standing Advice for Minor Developments. The proposed development is located within an EA Flood Warning Service Area. As such the submitted FRA recommends that site users sign up to this service if not done so already. The mitigation measures outlined in the FRA are conditioned.

The NPPF (paragraph 164) states that:

Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 2. The proposal can be made safe from flooding for its lifetime without increasing flood risk elsewhere.

The proposal meets the requirements for sequential testing in relation to the type of development, includes an FRA and mitigation measures which are conditioned in accordance with policy W DM2 of Arun Local Plan.

DESIGN AND VISUAL AMENITY

The proposal does not result in an adverse appearance on the street scene, or result in a harmful impact upon the host dwelling, and as such, is deemed to be in accordance with D DM1, D DM4(a), (b) and (e) of the Arun Local Plan and J.01 of the Arun Design Guide which outlines that built form and character varies considerably throughout the Arun District as a whole and in the settlement character areas identified in section C.06 of the design guide. Also section M, referring to householder extensions. Extensions should respond to and complement the existing character and appearance of the building and wider townscape in terms of scale, massing. It is considered this is achieved, with the addition appearing well integrated and sympathetic in design to the host dwelling.

RESIDENTIAL AMENITY

Although rooms in the roof are being created given the distance to neighbouring site boundaries the proposal would not result in any material loss of privacy to neighbouring dwellings and the increase in

roof height in the area of the extension would have no adverse overbearing impacts.

The proposal is in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

HERITAGE ASSET CONSIDERATIONS

The site comprises a Building of Character and the proposal would have no adverse impact on the character or appearance of the building. The works would preserve and enhance the special character of the area by renovating and strengthening the existing building ensuring its long term retention providing a structure that is in keeping with the appearance of the existing building and which does not dominate the street scene in accordance with policy HER DM4 of Arun Local Plan.

The NPPF requires Local Planning Authorities to identify and assess significance of a Heritage Asset that may be affected by proposals (paragraph 190). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals. No Heritage Statement has been prepared to assess the impact the development has on the building, but the main elevations remain unaltered and the increased width of the wing would not impact on the character of the building or its general rural appearance. The proposed materials of brick with cladding to the elevations and corten steel roof would be in keeping with the character of the building and would satisfactorily contrast with the main structure and appear as a later but complementary extension. The roof lights would be limited in extent and the new entrance treatment would be similar in design to the existing openings. The use of Aluminium casements in cow shed wing Anthracite double glazed fixed and opening skylights would not be out of keeping with the appearance of the building.

Paragraph 197 of the NPPF requires the balancing of proposals which affect the significance of non-designated Heritage Assets, having regard to the scale of the harm. It is not considered that the proposal would cause harm to the significance of the Heritage Asset. Consequently, the balancing exercise required to be undertaken as part of this paragraph of the NPPF is not required.

The proposals have sought to minimise the impact of the proposals on the significance of the designated Heritage Assets and make a positive contribution to local character as required by para192(c) of the NPPF which states Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

The proposal would respect the architecture of the designated heritage asset and would relate sensitively to its appearance in accordance with policy HER DM2 of Arun Local Plan.

SUMMARY

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

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 and block plan 203109/07A
 - Proposed elevations 203109/06
 - Proposed First Floor 203109/05
 - Proposed Ground Floor 203109/04

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 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.

- 4 The development permitted by this planning permission shall only be carried out in

accordance with the submitted Flood Risk Assessment (FRA) by Ambiental ref 6046 and the following management measures detailed within the FRA:.

- FFLs to be set no lower than existing in line with EA Standing Advice for Minor Developments;
- Extension to be of flood proof construction at ground floor to mitigate ingress of groundwater and surface water flooding;
- Internal access to be maintained from proposed extension to upper floors of dwelling for lifetime of development;
- Any new sewer connection from the site should be agreed with the local provider and fitted with non-return valves to mitigate the risk of flooding from sewer sources.
- Site owner(s) and occupants to sign up to the EA's Flood Warning Service.

Reason: To reduce the risk of flooding to the proposed development and future occupants. In accordance with policies W SP1 and W DM2 of the Arun Local Plan.

5 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.

6 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.

7 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.