

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

REF NO: M/12/25/HH

LOCATION: 1 Harefield Road
Middleton-on-Sea
PO22 6EB

PROPOSAL: Two storey side extension, installation of front and rear dormers and alterations to fenestration, following the demolition of existing side garage and removal of existing side dormer.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

M/56/24/HH Two storey side extension and single storey front integral Refused garage, extend existing side dormer, installation of 1 No. 18-10-24 other side dormer and alterations to rear fenestration.

REPRESENTATIONS

Middleton Parish Council - No objection.

Two objections were received from nearby occupiers raising concerns that:

- The size of the rear garden has been reduced as part of the site is being used as a yard area. The proposals represent an overdevelopment of the site.
- The proposals increase the number of bedrooms and will exacerbate existing parking issues in the area.
- Insufficient surface water drainage information has been provided.

The subdivision of the site does not form part of this application, and approval of this consent would not grant permission for the subdivision of the site by association.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

ENGINEERS

Objection.

The information that has been submitted is insufficient to evidence that flood risk will not be increased as a result of the proposed development. The site is in a vulnerable area where drainage must be carefully

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considered.

A Lidsey Drainage Impact Assessment has been submitted which falsely claims that it is not applicable and that there will be no change to the proposed drainage. The application proposes additional roof area which will need to be drained. Therefore, insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development. To achieve an infiltration design, winter groundwater levels must be monitored to ensure that 1m of unsaturated ground is allowed for between the base of the soakaway or infiltration structure and the peak groundwater level. Ground conditions and infiltration potential are very variable in Middleton. Infiltration can be possible, but in parts, groundwater can be high or infiltration rates so low as to make infiltration unviable. If infiltration is not viable, then there are limited alternative sustainable means of draining the site, as there are no available watercourses, surface water sewers, highway drainage systems or combined sewers.

Surface water must not be discharged into the foul sewer. The foul sewer is not a recognised disposal location in the SuDS Manual, Approved Document H, or the NPPG . It is important to recognise that the foul and combined sewer networks are defined by the public sewer records held by Southern Water Services Ltd. The public sewer in the Lidsey Wastewater Treatment Catchment Area has a history of flooding and any surface water added to this system should be assumed to increase flood risk.

As this is already a developed site which may be drained with soakaways, there is a risk that there may not be sufficient space to accommodate additional infiltration structures without conflicting with, or compromising, the function of the existing drainage of the site. The existing drainage features must be investigated to ensure that flood risk is not increased by the proposed extension construction and/or its drainage. In the absence of any evidence of a viable surface water drainage design, we cannot assess if flood risk will be increased by the proposed development. Therefore, this application does not accord with the NPPF as set out above.

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)
WDM1	W DM1 Water supply and quality
WDM2	W DM2 Flood Risk
WDM3	W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD11	Arun Parking Standards 2020

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached property with an existing attached garage. This application proposes substantial alterations to the existing dwelling, creating a one and a half storey dwelling with front and rear dormers.

The dwelling will have an increased footprint, infilling the area to the front of the attached garage. In addition to the increase in footprint, the proposal would include a significant extension of the first floor which would extend over the existing garage. The roof of the dwelling is to be replaced with pitched roof, with the ridge line running from north to south. The height of the roof would not be increased, and the replacement roof would have gable ends. There are a variety of roof forms present on the street, and the replacement of the roof would not be incongruous nor prominent within the street scene. The extended parts of the dwelling would not be subservient to the existing dwelling, in partial conflict with Arun Local Plan policy D DM4. However, although substantially altered by the proposals, the bulk and massing of the dwelling would be acceptable.

The extended dwelling would feature two dormers within the front roof slope. Although front dormers are not a feature of other properties on the street, there are a number of gable features to the front of dwellings and the architectural design and styles of the dwellings are varied. The dormers would have pitched roofs, and would be modest in size. They would not have a harmful impact on the visual amenity and character of the area. The proposed rear dormer is in partial conflict with the Arun Design Guide (ADG), which states that large flat roofed dormers should be avoided. However, given that this element would be sited to the rear of the property, and similar dormers are often considered permitted development, the conflict is acceptable in this instance. The proposed materials are brickwork, which cement board cladding to the dormers and gable ends. The roof would be finished with plain tiles to match the existing dwelling. The proposed materials are acceptable and reflect the materials of other buildings in the area.

The proposal would not have a detrimental impact on the character and visual amenity of the property or the surrounding area and is in accordance with relevant Development Plan policies D DM1 and D DM4 of the Arun Local Plan and the Arun Design Guide (ADG).

NEIGHBOURING RESIDENTIAL AMENITY

The site has residential neighbours to the north, and borders a commercial garage and yard to the south and rear. The proposed alterations would not result in an increase in the overall height of the dwelling, but would result in the extension of the first floor, which would extend to 2.3m from the northern boundary. Whilst the built form would extend closer to the neighbouring property to the north, given the spacing retained between the built form and the neighbour to the north, the proposed development would not result in significant overbearing or overshadowing impacts to the neighbour to the north. No windows are proposed within the side elevations of the property at first floor level. There are windows proposed on the rear elevation at first floor level, however these windows would not allow views which are substantially different to those gained from the existing first floor window on the rear elevation.

The development would not result in significant adverse effects upon amenity by way of overbearing, overshadowing or overlooking in accordance with policy D DM4 of the Arun Local Plan.

DRAINAGE & FLOOD RISK

Policy W DM1 outlines that although minor developments are unlikely to raise significant flood risk due to the cumulative impact all development within this area must also be accompanied by a Drainage Impact Assessment that must take account of both the individual and cumulative impact upon foul water disposal, flood storage capacity and surface water drainage or flood flors within the Lidsey Wastewater Treatment Works Catchment Area.

ADC drainage engineers have objected to the proposal. Their response highlights the importance of adequate surface water disposal within the Lidsey Treatment Catchment, which has a history of flooding, and the impact of discharging surface water into the foul sewer. The application contains insufficient information to evidence that the site can be sustainably drained. Ground conditions and infiltration potential are very variable in Middleton. If infiltration is not viable, then there are limited alternative

sustainable means of draining the site, as there are no available watercourses, surface water sewers or combined sewers and permission to connect to the highways drainage system cannot be assumed.

Whilst drainage matters can often be resolved through a condition, as infiltration in the area is variable, and it is possible that there is no alternative point of discharge, drainage in this instance must be agreed prior to determination. This is to ensure that the development is not permitted with a condition which is then found to be unimplementable or results in a drainage design that is inadequate and may increase flood risk.

It is noted that the proposed front/side extension would extend over an area which currently comprises hardstanding. Notwithstanding this, there would be an increased requirement for drainage on site, as surface water run off would be required to be drained via rainwater goods and discharged elsewhere.

In line with the Drainage Engineer's objection, there is insufficient evidence to demonstrate that the proposed development will be able to drain adequately and will not increase the risk of flooding elsewhere. As such, the proposed development is contrary to policies W DM1, W DM2 and W DM3 of the Arun Local Plan, and the NPPF, and should be refused on this basis.

PARKING

There are no alterations to existing parking arrangements proposed as part of the application. In addition to the single space provided by the integral garage, there is space for an additional two cars on the property's driveway. The number of bedrooms will be increased from two to four through the proposed alterations. However, the level of parking currently on site is sufficient for this size of dwellinghouse, in accordance with the Arun Parking Standards.

SUMMARY

The development is located in the Lidsey Treatment Catchment Area, where drainage and risk of flooding must be fully investigated. Insufficient information has been provided to evidence that the proposed drainage scheme is adequate for the site, and that it will not increase flood risk. The proposed development is therefore contrary to policies W DM1, W DM2 and W DM3 of the Arun Local Plan and the NPPF. As such, the application is recommended for refusal.

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,

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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

REFUSE

- 1 Insufficient information has been provided to evidence that the proposed drainage scheme is adequate for the site, and that the development will not increase flood risk. The proposed development is therefore contrary to policies W DM1, W DM2 and W DM3 of the Arun Local Plan and the NPPF.
- 2 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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.