

Good Afternoon Zac,

Thank you for your e-mail. I have discussed this application with both Dan Vick (Planning) and Sarah Radley (Building Control). As you know I was concerned about the formation levels, however Sarah has provided the following response:

“Following our conversation earlier, I would like to confirm that I have looked through the records for adjacent properties and it appears that these 1970’s houses were built with foundations over 800mm deep, so in this instance it would be acceptable if there was a slight fall towards the house of the 400mm deep formation level. There is also an area directly against the property itself with no permeable paving where there is presumably a flower bed or similar, so the driveway excavations will not be taken right up to the existing foundations.

With regards to the surface water disposal from the utility room extension, we would expect that whether it is to a soakaway or the permeable paving (with suitable calculations) the discharge point from the roof drainage was 5m from any buildings. If the roof drainage is taken into the permeable paving it is common to see the pipe discharge to 1 soakaway crate within the permeable paving.

I hope this is some help.”

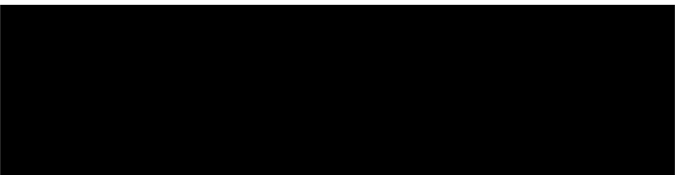
On this basis I am happy for the formation levels to be left unadjusted.

However, I was then concerned that despite the applicant stating that he was not building the proposed side extension, this was what the planning permission was for. As he has formally notified us that he has commenced there is no time limit on when he could construct this extension. I have discussed this with Dan and he has agreed that we could discharge the condition for just the porch and driveway. Therefore if the applicant or any future owners of the property wish to construct the approved extension they will have to submit a second DOC for that part.

On this basis I am happy for you to discharge the condition. Please refer to Dan regarding the wording of the discharge to allow for a future application to be made should the side extension be built.

Kind Regards

Sarah Burrow
Engineering Assistant



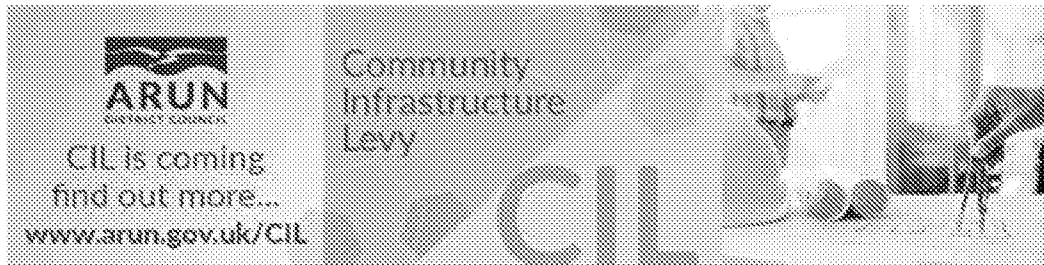
Good morning Sarah,

Your comments are appreciated.

Thanks,

Zac

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.



Hi Zac

Thank you for your e.mail dated 1st April 2020 & I set out the following comments for your consideration.

1) Whilst it is noted that due to the topography of the proposed drive extension the existing lawn falls naturally towards the existing property. Logically we cannot see the difference between surface water penetrating the lawn or the proposed permeable paving, one of the reasons for opting for the permeable paving was due to the fact that there are a number of services in the proposed drive area which restricts the area where a suitable soakaway could be positioned.

2) It should be noted the proposed extension on the side elevation will not be implemented, the intention is to connect the rainwater from the porch extension into an existing rainwater downpipe which serves the main house. It is our intention to install a new silt trap to this existing downpipe position.

3) We would confirm therefore that there will be no need for any new drains so Items No's 4 & 5 are not relevant.

If it was considered necessary a slotted channel drain could be installed along the front of the property, although this would seem to unnecessary as the proposal is to use permeable tarmac.

Your Comments would be appreciated.

Yours Sincerely

Sent from Mail for Windows 10

[REDACTED]

Dear Mr Fish,

Please see the consultation response from the Council's Drainage Engineer.

Are you able to address the points raised, in order to allow for a positive decision?

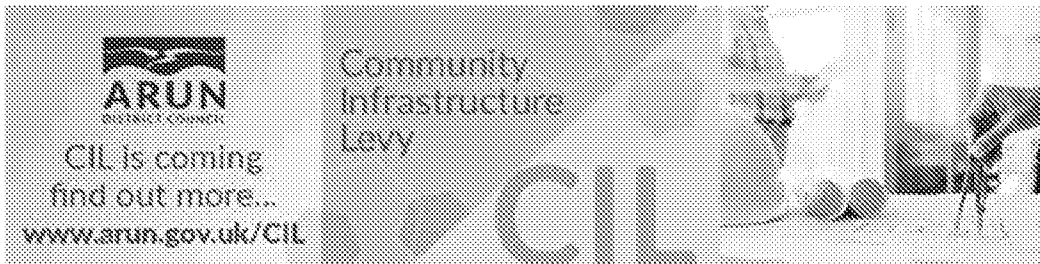
Please do not hesitate to contact me with any further enquiries you may have.

Kind regards,

Z Denton

[REDACTED]

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[REDACTED]

Engineers Comments Regarding Surface Water Drainage

The infiltration testing and calculations are sound. However adjustment and more detail are required to the Drainage Layout.

The Drainage Layout shows the location and levels of the permeable paving. Concerningly this appears to show both the finished and formation levels falling at a gradient of 1:45 towards the property. This would result in water flowing towards the building which may compromise the foundations. It is suggested that the formation levels are adjusted to ensure that water flows away from the property, if this is not possible an alternative solution may be required to ensure the stability of the building.

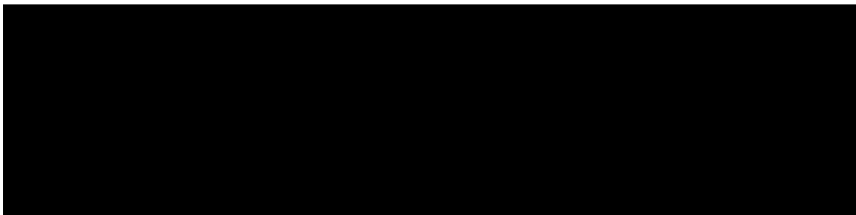
Furthermore, it is understood that the permeable paving is proposed as an alternative to a soakaway, to drain both the driveway itself and the proposed extension and porch. Yet the drainage layout shows no connection of the porch and extension to the permeable paving. However, the calculations **do** appear to account for these additional impermeable areas.

In order to recommend discharge of condition 5 the following points need to be addressed:

1. The fall of the formation level towards the property.
2. Connection of the proposed extension and porch to the permeable paving via diffuser unit(s) located 5m from the building if possible.
3. Silt trap to be included for surface water entering from the extension and porch.
4. Invert levels of pipes and their diameters.
5. Detail of pipe bed and surround including a note of pipe materials.

Kind Regards

Sarah Burrow
Engineering Assistant



To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: M/15/20/DOC

Registered: 19-FEB-20

Site Address: 7 Hadley Close Middleton on Sea

Description of Works: Approval of details reserved by condition imposed under M/29/19/HH relating to condition 5-surface water details

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 10th March 2020.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Zac Denton who can be contacted on telephone number [REDACTED]

Thanking you in anticipation

post_con_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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