

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

REF NO: WA/102/25/HH

LOCATION: 21 Orchard Way
Fontwell
Arundel
BN18 0SH

PROPOSAL: Single storey side extension to replace conservatory, front porch extension, new roof to garage and alterations to fenestration.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

WA/20/23/NMA	Non-material amendment following grant of WA/10/17/HH to change from pitched roof to crowned roof design for the side extension.	Approve 11-05-23
WA/10/17/HH	Single storey porch, dining room & log store extension.	ApproveConditionally 22-03-17

REPRESENTATIONS

Walberton Parish Council - No response received.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - Objection on the grounds of

1. Runoff.
3. Extreme rainfall and flooding.

0. General

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. The Drainage Statement indicates that surface water will be directed to a new soakaway, which will be designed to meet the requirements of infiltration testing to be undertaken at a future date. No evidence of any existing or proposed surface water drainage systems has been presented for review. It is the responsibility of the applicant or their drainage designer to provide this evidence. Without it, we are unable to assess whether the proposed development would increase flood risk. For this reason, we object to the proposal. 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 and provided to us, to confirm that a minimum of 1 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 Fontwell 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. Further details relating to groundwater monitoring, infiltration testing and other design aids, can be found at <https://www.arun.gov.uk/surfacewater>.

1.3. Standard 1 of the NSfS outlines the following hierarchy of sustainable means of draining a site, comments are provided regarding the viability of these options on this site:

1. Water reuse - not proposed but will not provide a full design solution and can be secured via condition.
2. Infiltration - proposed but not investigated.
2. To a watercourse - none available.
3. To a surface water sewer - none available.
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 Drainage Statement indicates that there are no other discharge locations available. If it is demonstrated that infiltration is not viable, there is no other disposal location available to the applicant that we are aware of. Should infiltration not be possible, the scheme may be unviable as a whole.

1.6. The application site is in the Lidsey Wastewater Treatment Catchment Area. This catchment is the subject of a surface water management plan due in part to the recognised history of foul sewer flooding. It is important to ensure that future development does not exacerbate this problem. Please see <https://www.arun.gov.uk/lidsey-waste-water-treatment-catchment-area> for further details.

3. Extreme rainfall and flooding

3.1. The site is entirely within a Groundwater Source Protection Zone (SPZ 3). Any SuDS feature will be located in this area and this should be considered by the surface water drainage design. As infiltrating features are to be located in this area, then the Environment Agency and Portsmouth Water should be consulted. It is expected that if infiltration is shallow then they are unlikely to object.

3.2. At present, no modelling or supporting evidence; such as ground investigations or drainage plans have been submitted for engineering assessment. In the absence this evidence, we cannot assess if flood risk will be increased by the surface water drainage of the proposed development. Therefore, this application does not accord with the NPPF as set out above. For this reason we object to the proposal.

POLICY CONTEXT

Built Up Boundary Area.

Within an area with potentially high ground water.

Lidsey Treatment Catchment Area.

DEVELOPMENT PLAN POLICIES

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

WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions and alter to exist builds (res and non-res)

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 detached bungalow located at 21 Orchard Way. This application seeks planning permission for the construction of a single storey side extension to replace an existing conservatory, an open front porch extension, a new roof to the existing garage and alterations to fenestration.

The proposed development is sited at the end of a cul-de-sac and would be in keeping with the established character of the area and street scene. The proposed single storey side extension and open front porch extension and alterations would be subservient and well-integrated with the host dwelling through the design and use of materials proposed.

The proposed single storey side extension to the side (north west) elevation would replace an existing conservatory, and would result in an increase in width by approximately 0.4m to 4.2m and an increase in depth by approximately 0.9m to 3m. The existing flat roof would be replaced with a pitched roof that would increase the maximum ridge height by approximately 1.9m to 4.3m, with an eaves height of 2.3m. Given the single storey side extension would partly replace existing built form, and would be of a design which would reflect the existing appearance of the host dwelling, the side extension would not result in harm to visual amenity and is in accordance with Arun Local Plan policies D DM1 and D DM4.

The proposed garage roof alterations would replace the existing flat roof with a pitched roof and would increase the maximum height by approximately 2.4m to 4.7m, with an eaves height of approximately 2.1m. The garage would maintain a width of approximately 5.2m and a depth of approximately 2.9m, and would not be increased in footprint. Given the proposed replacement garage roof would reflect the existing appearance of the host dwelling, with a pitched roof form, the proposal would not result in harm to visual amenity and is in accordance with Arun Local Plan policies D DM1 and D DM4.

The proposed open front porch extension would have a width of 1.9m and a depth of 0.8m. The open

canopy porch would be approximately 3m high and would have an eaves height of approximately 2m.

Part M of the Arun Design Guide (ADG) states porches should be added to a house to provide a threshold space between the interior and exterior and add emphasis to the entrance. These should respond to existing features of the building and should avoid a 'bolt on' appearance.

It is noted that the open front porch extension would project forward of the principal building line and while this can present a challenge in avoiding a 'bolt-on' appearance, this has been addressed through the use of appropriate design, scale, materials, and a pitched roof to would integrate well with the host dwelling. Additionally, the host dwelling's large front amenity would provide sufficient space to accommodate a minor increase in footprint. Therefore, the open front porch extension would be in accordance with Part M of the ADG.

Fenestration is proposed within the front, side and rear elevations of the side extension, in addition to other minor alterations to fenestration within the rear elevation of the host dwelling. The proposed fenestration would match the existing and would not result in harm to visual amenity.

The proposal would be finished in materials to match the existing; plain roof tiles, face brick and tile hanging to gable walls, and white PVC framed double glazed fenestration. The open front porch extension would have a plain tile covering to match the host dwelling and oak posts.

Given the siting, size, scale, and design, the proposal would not cause harm to visual amenity, character or appearance of the dwelling, street scene, or wider area. The proposal is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed open front porch extension would be set back from the front (south) boundary by approximately 12.4m and would have an outlook of the host dwelling's front amenity. Given the scale of the front porch and the spacing maintained between the porch and neighbouring properties, the porch would not result in any overbearing, overshadowing, or overlooking impacts to neighbouring dwellings.

The proposed single storey side extension would be set in from the neighbouring side (west) boundary by a minimum of 4.7m and set back from the rear (north) boundary by approximately 21.8m. Given the proposal would be replacing an existing conservatory with a similar separation distance and would be retaining existing high boundary treatments, the proposed side extension would not result in any overshadowing or overbearing impacts to neighbouring dwellings.

The proposal would include the replacement of the existing garage roof and would increase the maximum height by approximately 2.4m to 4.7m, with an eaves height of approximately 2.1m. The garage is set in from the eastern side boundary by a minimum of 3.6m, and as such, whilst the height of the garage would be increased, given the spacing maintained between the garage and the eastern side boundary, the proposed replacement roof would not result in overbearing or overshadowing impacts to neighbouring dwellings.

Fenestration would have an overlook over the host dwelling's side and rear amenity at ground level and the two single roof lights proposed on the north and west elevations of the roof plane would be high level, serving the ground floor accommodation, and therefore not result in loss of privacy or overlooking to neighbouring dwellings.

The development would not result in 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 ADG.

LIDSEY TREATMENT CATCHMENT AREA

The site is in the Lidsey Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk in the locality so the proposed development needs consideration under Arun Local Plan policies W DM1 and W DM3 and the National Planning Policy Framework (NPPF). A Lidsey Drainage Impact Assessment was submitted as part of the application.

Paragraph 181 of the NPPF (2024), states when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that: a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

The Drainage Engineers have been consulted on this application and have objected on the grounds of runoff destination and modelling of extreme rainfall and flooding in order to assess increased flood risk.

The proposal would result in a minimal increase in the footprint of the host dwelling replacing an existing conservatory and would extend across existing impermeable hard surface patio. While this may result in a minor increase in surface water runoff to the rear garden of the dwelling, it would not significantly increase flood risk to the wider site or surrounding properties.

The Drainage Engineers objection is noted and that the proposal is not compliant with national standards (Standard 1 of the NSfS). A proposal of a similar footprint could be constructed under permitted development and given that the proposed increase in footprint would be largely contained over an existing patio area, on balance, the proposed development would be acceptable in accordance with Arun Local Plan policies W DM1 and W DM3, and the NPPF.

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 and Site Plans.
- Ground Floor Plan - Proposed.
- Proposed Elevations (1).
- Roof Plans.

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.