

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 16 June 2021 16:14
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

Please scan as correspondence with agent

Anita Gardner
Principal Planning Officer,
Directorate of Place

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From: Anita Gardner
Sent: 10 June 2021 11:34
To: [REDACTED]
Subject: RE: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

Neil,
I have been liaising with our Drainage Engineer who has provided the following comment in respect of the additional information you have submitted:

"The application site is in the Lidsey Treatment Catchment, has a watercourse in the rear garden and in an area that is vulnerable to flooding. Therefore surface water drainage for the site should be carefully considered.

It is understood that surface water drainage conditions were applied to application reference WA/84/18/HH for the same site (Conditions 4 and 5). The applicant has submitted a report prepared for that application which shows that infiltration will not be viable on the site due to high groundwater levels.

As a result I do not believe that further groundwater monitoring or infiltration testing will be necessary.

Please apply a modified version of standard condition PCENG2 (shown below) if you are minded to approve the application. This will ensure that flood risk is not increased on site or elsewhere as a result of the proposed development.

The surface water drainage design will need to account for both the new garage (approved under WA/84/18/HH, shown on these plans and not yet discharged) and the increased impermeable area (including the full day room – as it assumed that the conservatory would not have had a formal drainage design) a result of this application. Two separate DOC applications will need to be made.

I do not request the application of standard condition PCENG3 as I believe that this application will be adequately covered by the condition applied on WA/84/18/HH. However, I will expect to see the Ordinary Watercourse Land Drainage Consent submitted with the other supporting documents to discharge these conditions.

It is unlikely that the applicant will be able to satisfactorily avoid the application of the relevant condition (if you are minded to approve the application and apply it) if an application for Land Drainage Consent has not been made due to the timescales involved in getting this approved.

Modified condition PCENG2:

PCENG2

“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. 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.

And the accompanying informative:

INFORMD

“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 on Arun District Councils website, this should be submitted with a Discharge of Conditions Application.”

I am therefore seeking your agreement to the amended wording of the pre commencement condition.

With regard to seeing any other proposed conditions prior to release of any decision. These are as follows:

- 1) The development hereby approved shall be carried out in accordance with the following approved plans:
Proposed Location Plan and Block Plan 1230-02
Proposed Elevations 1230_16
Roof Plans 1230_12
Proposed Floor Plans 1230_11

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.

2) No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed extension have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with policy D DM1 of the Arun Local Plan.

- 3) The roof light windows hereby approved in the side facing elevations shall at all times be obscure glazed below 1.7m internal floor height.

Reason: To protect the amenities and privacy of the adjoining properties in accordance with policies DDM1 and D DM4 of the Arun Local Plan.

- 4) No windows (other than those shown on the plans hereby approved) shall be constructed at first floor level or in the roof of the extension on the side facing elevations without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

Please can you provide your agreement to the above conditions by 16th June or provide any additional info to negate their imposition?

Regards
Anita

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From: Neil Barker (AVLTD) [REDACTED]
Sent: 09 June 2021 10:25
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: [REDACTED] 'Kevin Stone' [REDACTED]
Subject: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

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Anita

Further to your reply below – we can confirm you will receive a Surface Water drainage Strategy within the next 7 days – and we agree to an Extension of Time until 25/06/2021.

Whilst we appreciate we cannot complete a Percolation Test (which you stipulate should be conducted in the Winter) – we have the benefit from a Report prepared for a previous application on the site . . . and this determines a Soakaway will not be suitable due to high ground water conditions. This report (attached for reference in the context of this email only) will be revised to specially relate to the current application and will be similarly concluded.

It is becoming increasingly common for Planning Applications in this age of collaborative working that we request sight of the Case officers Report and Draft Planning Conditions . . . it is not usually a problem and Case Officers are usually very willing to share this information as part of the concluding dialogue. Hopefully you are able to provide these documents even if they are in Draft and subject to your managers sign-off.

Best Regards

Neil Barker RIBA





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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 08 June 2021 15:17
To: [REDACTED]
Subject: RE: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

Dear Mr Barker,

Please can you advise of the timescale for receipt of this information?

In the first instance we will need to agree to an extension of time until 25-06-2021 to facilitate receipt and re-consultation with our Engineers. Can you agree by return?

However, the condition requires winter groundwater monitoring and unless this has already been undertaken you won't be able to accord with the requirements of the condition at this time. Further, unless such drainage details are provided within the next 7 days it is likely the application will be determined on the basis of the information submitted and without your agreement to the imposition of pre- commencement conditions the application would be refused.

I cannot agree to let you have sight of the officer report and draft recommendation conditions prior to publication on the website.

Regards

Anita Gardner

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From: Neil Barker (AVLTD) [REDACTED]
Sent: 07 June 2021 09:25
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: [REDACTED] Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: 1230_The_Willows_WA/28/21/HH_Pre Commencement Condition Letter

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Mrs A Gardner

Erection Of Rear Extension And Loft Conversion Following The Demolition Of Existing Conservatory.
Willows West Walberton Lane Walberton BN18 0Q5
WA/28/21/HH

Many thanks for forwarding the proposed Pre-Commencement Planning Conditions for the above detailed application. We are pleased the application is being advanced in a favourable manner and would be grateful of a copy of your Case Officers Report and any potential draft Planning Approval / Conditions before it is published on line.

It is our intention to forward as soon as available a design / proposal from our Structural / Civils Engineer to satisfy the Pre-Commencement Conditions (and avoid the need for these to be including in any pending Approval).

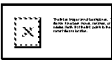
We very much appreciate your dialogue in this application.

Best Regards

Neil Barker RIBA



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