

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

REF NO: WA/83/25/HH

LOCATION: Pantiles
West Walberton Lane
Walberton
BN18 0QS

PROPOSAL: Roof extension to facilitate creation of new habitable first floor, single storey front porch, side and rear extensions, and installation of solar panels, following demolition of existing detached garage.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Walberton Parish Council - No response received.

No representations received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - Objection

- 1. - Runoff destination.
- 3. - Extreme rainfall and flooding.

1. Insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development.

Runoff destination - No surface water drainage runoff destination has been suggested. 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.

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 - not proposed or investigated.
2. To a watercourse - mapping data shows a watercourse running through the rear garden, no details submitted.

- 3.To a surface water sewer - none available.
- 4.To a highway drainage system - running in the highway.
- 5.To a combined sewer - none available.

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.

To support an infiltration-based design, winter groundwater monitoring must be undertaken 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 Walberton 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.

If infiltration is found not to be viable then the applicant may submit a design which connects to the watercourse. To demonstrate that this is viable we would need to understand the connection levels and that a gravity design can be achieved. The applicant would have to demonstrate that there is adequate space for surface water storage, however, this is not expected to be a challenge. It may be possible to submit a design which meets these requirements to overcome our objection. It must be understood that this would not prejudice an infiltration design which would still need full investigation. The site investigations for this can be approved via condition.

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. The site is within a local flood risk zone identified within the Lidsey surface water management plan, the plan is in place due in part to the recognised history of foul sewer flooding in the area. It states that "hydraulic overload of the foul sewer system has been confirmed." Therefore, it is important to ensure that future development does not exacerbate this problem.

3. The site is in Groundwater Source Protection Zone (2c). This should be considered by the surface water drainage design. If infiltrating features are 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.

Low levels of surface water flood risk are also shown around the watercourse, this will need to be considered within the proposed design. Please consider the advice provided at SuDS in Flood Areas | Arun District Council when preparing your SuDS design.

At present, no modelling or supporting evidence; such as ground investigations or drainage plans have been submitted for engineering assessment. In the absence of 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.

ECOLOGY

I have reviewed this application with regards to ecology. The Bat survey by Batscan LTD dated 2nd October 2025 identified two bat roosts in the existing dwelling. One for Common pipistrelle and one for Brown long eared bat. A bat licence is required.

I advise the following conditions.

ECOBAT1 - Ideally, works should take place in Autumn or Spring avoiding Summer - June to August and Winter - December to February.

PCBAT1 - The bat survey makes specific recommendations for mitigation of the impact to the bat roosts in the Outline Mitigation/Compensation/Enhancement Proposals - Pantiles section of the report. These should be delivered in full.

POLICY CONTEXT

Outside Built-Up Area.
 Within an area with potentially high ground water.
 Lidsey Treatment Catchment and LFRZ_001.

DEVELOPMENT PLAN POLICIES

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

- DDM1 D DM1 Aspects of form and design quality
- DDM4 D DM4 Extensions and alter to exist builds (res and non-res)
- ENVDM5 ENV DM5 Development and biodiversity
- WDM1 W DM1 Water supply and quality
- WDM3 W DM3 Sustainable Urban Drainage Systems

[Walberton Neighbourhood Plan Policy 2019-2031](#) Design Guidance
[HP13](#)

PLANNING POLICY GUIDANCE:

- NPPF National Planning Policy Framework
- NPPG National Planning Practice Guidance

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site is a detached bungalow located at Pantiles, West Walberton Lane. This application seeks planning permission for the construction of roof extension to facilitate the creation of a new habitable first floor, single storey front porch, side and rear extensions, and installation of solar panels, following the demolition of existing detached garage.

The proposed development is sited within a semi-rural residential area with a wide variety of detached dwellings of varying height, bulk and architectural design. As such, the proposed alterations and extensions would be in keeping with the established varied character of the area and mixed street scene.

The proposed development would alter the footprint of the existing dwelling, extending the dwelling at ground floor level to the front, side and rear. The proposal includes the construction of an 'L' shaped first floor level, over the existing ground floor. The dwelling would have a maximum width of 17.5m and a maximum depth of approximately 14m, this would be staggered with a proposed porch approximately 2m in depth projecting forward of the host dwelling from the front (north east) elevation. The proposal would have a maximum ridge height of approximately 8m and a maximum eaves height of approximately 4.4m.

The proposed ground floor extensions would consist of a proposed front porch, a side extension (north west) and a rear extension (south west).

The proposed porch would be sited to the front elevation, and would be visible from the street scene. The proposed front porch would increase the footprint of the existing front porch width by approximately 1.8m to 4.5m and the depth by approximately 0.75m to 2m. The extension would have a flat roof with an approximate height of 2.7m.

Part M of the Arun Design Guide (ADG) states porches should be used to enhance front gardens and should not disrupt their green character. The depth of front porches should not exceed 1.5m. The host dwelling front amenity is a large, grassed area and gravel driveway with sufficient space to accommodate an increase in footprint and would not be incongruous or prominent within the street scene due to existing high hedge boundary treatment. As such, the proposed porch would be acceptable in this instance, in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

The proposed single storey extension to the rear (south west) elevation would have an approximate width of 10m and an approximate depth of 5.4m. It is noted that the depth of the rear extension would exceed the 3.3m guidance depth for rear extensions to detached dwelling outlined within the ADG. However, this element would infill the existing rear between the recessed part of the rear elevation of the dwelling and the existing deepest part of the rear elevation, and the extension would not extend beyond this part. As such, whilst the depth of the rear extension would not strictly accord with the ADG, the proposed extension would not result in harm to the visual amenity of the host dwelling and it would not be visible from the street scene.

The proposed first floor extension would consist of an extension to the side (south east) elevation, including a rear balcony and an extension to the side (north west) elevation, creating a 'L' shaped first-floor accommodation, altering the dwelling to two-storey over the existing ground floor, thereby increasing the height, bulk and massing of the host dwelling. Given the scale, bulk and massing of the first floor extension, the proposal would not be a subservient addition to the host dwelling, however, the extension to create a two storey dwelling would not appear at odds within the street scene or the wider area, given the existing variation in the scale, bulk, massing and designs of dwellings.

The proposed two storey side (south east) extension would have an approximate width of 3.3m and an approximate depth of 13.5m. The proposal would alter the roof from from a pitched roof with a maximum height of approximately 4.8m to a hipped roof that would have a maximum ridge height of approximately 8m and a maximum eaves height of approximately 4.4m. Whilst the proposal would increase the height of the host dwelling by approximately 3.2m, the resultant ridge height would not appear out of character within the wider street scene, given that ridge heights within the vicinity vary. The proposed ridge height of the host dwelling would not be significantly higher than the ridge height of the neighbouring properties at Chilterns and The Pines. As such, the proposed ridge height is acceptable in this regard.

To the rear, the proposed first floor extension would incorporate an enclosed balcony to the eastern aspect of the rear elevation, incorporated within the rear gable feature, with an approximate width of 7.5m and an approximate depth of 1.9m. The proposed front gable feature would include full height glazing, with an approximate depth of 8.4m and an approximate width of 6.1m, over the existing ground floor footprint. The gable roof would have a maximum ridge height of 7.2m and a maximum eaves height of 4.4m and would be set back from the proposed front ground floor extended porch by approximately 0.7m.

Fenestration is proposed within the front, side and rear elevations of the host dwelling, at ground and first floor levels. The fenestration would be of a modern appearance, however, it would not appear at odds with the character of the area, given the existing variations in terms of the styles and designs of dwellings within the street scene.

The proposed development would be finished with light grey brickwork to ground floor level and oak composite cladding at first floor level. The proposed porch would be finished with split face stone. The roof tiles would be finished in natural slate to complement the host dwelling's mix of materials.

It is noted that the proposed materials would differ from the existing external materials, however the proposal applies these changes consistently across the proposed development, ensuring uniformity and a coherent appearance in accordance with Arun Local Plan policies D DM1 and D DM4, the ADG and the Walberton Neighbourhood Plan policy HP13.

The proposal seeks the installation of PV solar panels to the rear (south western) roof slope. The proposed PV solar panels would be integrated sympathetically with the roof slope which would be tiled with natural slate to complement the proposed external materials. The PV solar panels would be sited to the rear, and would not be visible from the street scene.

The proposal would alter the scale and appearance of the dwelling, resulting in a larger and more modern form that would not be subservient to the original dwelling and would therefore be in conflict with Arun Local Plan policy D DM4, given the varied size, design and bulk of neighbouring dwellings and the dwellings within the wider street scene, the development would not appear unduly dominant nor result in harm to the character, appearance, or visual amenity of the street scene, with the overall ridge height remaining in keeping with adjacent and surrounding properties.

The proposed development is in accordance with Arun Local Plan policies D DM1 and D DM4 and the ADG and the Walberton Neighbourhood Plan policy HP13.

NEIGHBOURING RESIDENTIAL AMENITY

The proposal would be set back from the front (north east) elevation by approximately 20m, from the neighbouring side (south east) boundary by approximately 2m, from the rear (south west) boundary by approximately 46m and from the neighbouring side (north west) boundary by approximately 1m.

It is noted that the proposed first floor extensions would be set in a minimum of 2m from the neighbouring side (south east) boundary and would comply with the minimum guidance of 2m for a first floor extension outlined in the ADG policy M. Furthermore, the proposed extensions would not extend significantly beyond the existing rear elevation of the neighbour to the south east at first floor level, and would not intrude a 45 degree splay line when taken from the closest window of the neighbouring property. Given the spacing maintained between the first floor level accommodation and the neighbour to the south east, the first floor extensions and increase in ridge height would not result in overbearing or overshadowing impacts to the neighbour to the south east.

The proposed first floor extensions would be set in approximately 1m from the neighbouring side (north west) boundary and would therefore not comply with the guidance spacing outlined within the ADG. Notwithstanding this, the first floor extension would have a lesser depth to the north west, thus it would not extend significantly beyond the existing rear elevation of this neighbour. The proposed first floor extension would not intrude a 45 degree splay line when taken from the closest window within the rear elevation of this neighbour, and given the limited depth of the first floor extension to the north western flank, the proposed first floor extension would not result in demonstrable harm to the neighbour to the north west by way of overbearing or overshadowing impacts.

At ground floor level, the proposed single storey front and rear extensions would be set in from the side boundaries of the application site, and would not extend significantly beyond the existing rear elevations of neighbouring properties. As such, given the single storey nature of the proposed extensions and the existing site circumstances, the proposed single storey extensions would not result in overbearing or overshadowing impacts to neighbouring properties.

In terms of overlooking impacts, fenestration is proposed within the front, flank and rear elevations at ground and first floor levels. The ground floor fenestration would have an outlook over the front and rear amenity space serving the host dwelling, and whilst fenestration is proposed within the flank elevations at ground floor level, given the boundary treatment and existing site circumstances, the proposed ground floor fenestration would not result in any overlooking impacts.

Fenestration is proposed at first floor level within the front, flank and rear elevations of the host dwelling. The fenestration within the front elevation would have an outlook of the application site frontage, and would not result in any overlooking. The proposed first floor fenestration to the rear would afford limited views of neighbouring gardens, however, these windows would be set in from the side boundaries and would not result in unacceptable overlooking. A balcony is proposed within the gable feature, enclosed by walls to either side. Given the enclosed nature of the balcony, and the screening afforded by the flank walls, the proposed balcony would not result in unacceptable overlooking.

A window is proposed at first floor level within both flank elevations of the host dwelling. These windows would serve bathrooms, and the submitted elevations indicate that these windows would be obscurely glazed and fixed shut. A condition is attached to this planning permission to ensure that the first floor flank windows would be installed and retained in this condition to prevent unacceptable overlooking from occurring.

A rooflight is proposed within the north eastern and south western roof slopes of the rear gable feature. These rooflights would serve the first floor level accommodation, and as such, would be high level and would not result in any overlooking.

The proposed alterations to external materials would not result in any harm to neighbouring amenity.

The proposed 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 application site is located within the Lidsey Treatment Catchment Area, where the management of surface water drainage is a consideration in reducing flood risk in the locality. The Drainage Engineers objection is noted and that the proposal is not compliant with national standards (Standard 1 of the NSfS). However, it is acknowledged that although the proposal would result in an increase in the footprint of the dwelling it would be over existing impermeable hard surfaces to the front and rear of the host dwelling. Therefore, the proposal would not result in an increase to the impermeable areas within the application site and on balance, the proposed development would be acceptable in accordance with Arun Local Plan policies W DM1 and W DM3.

PARKING

Part I of the ADG requires dwellings of four or more bedrooms to provide three parking spaces. The existing garage would be replaced with an adjoining garage. Notwithstanding this, neither the existing, nor the proposed garage would be of a suitable size to accommodate a vehicle. As such, the proposal would not alter the existing parking provision within the application site, and the driveway within the application site frontage would be retained to provide parking for three vehicles. The proposal would comply with the parking requirements set out in the Arun Parking Standards.

TREES

It is noted that there is no tree preservation order within the site, and the site is not located within a conservation area, however, there are two tree protection orders bordering the site. Along the south

eastern side boundary is Tree Preservation Order TPO/WA/1/90 and along the rear southern boundary is Tree Preservation Order TPO/WA/1/24. The tree officer was consulted and stated that there are no trees within the application site sufficient in amenity value or good examples of species to warrant protection orders, however an informative is recommended to remind the applicant of the presence of protected trees close to the application site.

BIODIVERSITY

Arun Local Plan policy ENV DM5 requires all developments to achieve a net gain in biodiversity. This application is accompanied by a Biodiversity Enhancement Statement which includes a Bat Survey Report. This has established that the bungalow is used by a very small number of common pipistrelles and brown long-eared bats. The ecology officer has been consulted and recommends that specific mitigation measures outlined in the submitted Bat Survey Report are fully delivered. Therefore, a condition has been attached to this planning permission to ensure the protection of the bats.

The proposal would replace an existing impermeable hard-surfaced area, and there is minimal loss of suburban garden habitat. Therefore, a condition to secure enhancements relating to this biodiversity component is not required in this case.

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 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 Plan DP01.
Proposed Block Plan DP02.
Proposed Ground Floor Plan DP07.
Proposed First Floor Plan DP08.
Proposed Front Elevation DP09.
Proposed Rear Elevation DP10.
Proposed Side Elevations DP11.
Amended Garage DP12.
Proposed Street Scene DP13.
Proposed Block Plan DP14.

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 The proposal hereby permitted will be required to obtain a Bat Mitigation to allow the proposed works to commence, and a 'low impact' Bat Mitigation Class Licence (BMCL) will be suitable for the site. The bat survey makes specific recommendations for mitigation of the impact to the bat roosts in the Outline Mitigation/Compensation/Enhancement Proposals - Pantiles section of the report. These should be delivered in full prior to first occupation of the extensions hereby permitted.

Reason: In the interest of protection of the species and the consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals, in accordance with Arun Local Plan policy ENV DM5.

- 4 The first floor flank windows shall at all times be glazed with obscured glass to a level equivalent to Pilkington Level 3 or nearest equivalent standard and be non-openable below 1.7m above finished floor level. The side rooflights shall be at all times sited a minimum of 1.7m above the internal floor level. This arrangement shall be permanently retained thereafter.

Reason: To protect the amenities and privacy of adjoining properties in accordance with Arun Local Plan policies D DM1 and QE SP1.

- 5 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).

- 6 INFORMATIVE: Offsite protection of trees. The applicant is advised that any work undertaken should be such as to minimise any impact on protected trees covered by Tree Preservation Order TPO/WA/1/90 within the front neighbouring amenity (south-eastern boundary).
- 7 INFORMATIVE: In the interest of protection of the species and the consideration of any impacts that will affect the species directly or indirectly, whether within the application site or in an area outside of the site, which may be indirectly affected by the proposals, the proposal hereby permitted shall ideally undertake construction work in autumn or spring avoiding the months of June to August and December to February.
- 8 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.