



Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management
Procedure) (England) Order 2015

Application for Planning Permission for Works or
Extension to a Dwelling

DECISION NOTICE

Application Ref: WA/84/18/HH

1 To Addressee

Mr C Pope
 Pope Stevens Architecture Ltd
 2 Beech Avenue
 Chichester
 West Sussex
 PO193DR

2 Site Address

Willows
 West Walberton Lane

 BN18 0QS

3 Description of Development

Extensions and alterations to bungalow including first floor extension. New garage with home office

In pursuance of their powers under this Act and related Orders and Regulations the Council **PERMIT** this development to be carried out in accordance with the application and plans and subject to the following conditions

- 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;

Proposed Location Plan and Site Plan dwg.no. 01 /planning dated 11/10/18
 Proposed Floor Plans and elevations dwg.no. DPA-02 Rev. 00 dated May 2018
 Proposed Garage and Floor Plans dwg.no. DPA-03 dated July 2018

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.

- 3 The materials and finishes of the external walls and roofs of the buildings hereby permitted shall match in colour and texture those of the existing building with the exception of the use of fibre cement weatherboards for the walls of the garage/home office.

Reason: In the interests of amenity in accordance with policies D DM1 and D DM4 of the Arun Local Plan.

- 4 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. Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, will be required to support the design of any Infiltration drainage. 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 satisfactory drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to ensure that the surface water disposal scheme is agreed before construction commences.

- 5 The development shall not commence until formal consent has been approved in writing from the Lead Local Flood Authority (WSCC) or its agent (ADC) for the discharge of any flows to watercourses, or the culverting, diversion, infilling or obstruction of any watercourse on the site. Any discharge to a watercourse must be at a rate no greater than the pre-development run off values.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W DM1 and W DM2 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition to protect existing watercourses prior to the construction commencing.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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 National Planning Policy Framework.

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>.

INFORMATIVE: Southern Water Advice

Our initial investigations indicate that there are no public surface water sewers in the area to

serve this development. Alternative means of draining surface water from this development are required. This should not involve disposal to a public foul sewer.

Please note, Southern Water's records shows an AFD located within the site. Access to the AFD should be maintained at all times. The applicant is advised to discuss the matter further with Southern Water Services with regards to future access for maintenance of the AFD.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water,

Due to surface water inundation issues in the Lidsey Catchment "The applicant is advised to adopt, where appropriate, the measures in the table "Practical measures to reduce the potential impacts of development".

The developer should look to protect the public sewerage system from inundation and infiltration, which contribute to flooding in unfavourable conditions.

Practical measures to reduce the potential adverse impacts of development;

Practical measure 1 - No surface water connections to the wastewater system. (See part H of the Building Regulations)

Reason - Adequate and sustainable surface water drainage.

Practical measure 2 - The use of fusion jointed MDPE pipes can prevent groundwater infiltration and require a minimum of maintenance.

The use of mass concrete surrounds to inspection chambers and manholes can prevent infiltration and require a minimum of maintenance

Reason - Guard against further groundwater infiltration into the foul drains or sewers serving the development.

Practical measure 3

Overland surface water flow routes should be provided for flows greater than those for which pipelines and culverts have been designed.

Wherever possible, foul sewer routes, manhole covers, sink waste gullies, etc. should avoid overland

surface water flow routes and any areas where surface water ponding may occur. Failing that they should be sealed against potential surface water inflows.

Any sink waste gullies in areas of potential surface water inundation should be sealed or defended by raised brickwork or similar

Bolt down sealed inspection chamber and manholes covers should be used in areas of potential surface water inundation.

Raising the level of the development above the highways which serve it can protect buildings and their drainage

systems from potential surface water inundation. However, care should be taken at local low spots in the highway where overland surface water flows may gather and overflow onto properties.

Reason - Guard against surface floodwaters entering the foul system serving the development.

Practical measure 4

Part H of the Building Regulations contains suitable practical measures. However, the provision of an external gully is inappropriate where there is a risk of surface water flooding. In these circumstances, nonreturn valves are more appropriate.

Dirgo or similar non-return air valves are now commonly fitted to soil vent pipes thereby allowing them to allow them to vent within the building. This practice can lead to problems with bubbling WCs, the blow out of U bend traps and odour within buildings when the sewerage system surcharges. The use of traditional external vent pipes without airvalves can prevent this.

Reason - Protect the properties from foul flooding or unusable sanitation should the public sewerage system surcharge.

INFORMATIVE: No construction is permitted, which will restrict current and future land owners from undertaking their riparian maintenance responsibilities of any watercourse on or adjacent to the site to ensure that the duties and responsibilities, as required under the Land Drainage Act 1991, and amended by the Flood and Water Management Act 2010, can be fulfilled without additional impediment following the development completion.

INFORMATIVE: Arun District Council Drainage Engineers.

Supplementary guidance notes relating to surface water disposal are available on the Council's planning application website at <https://www.arun.gov.uk/weekly-lists> by entering the planning application reference number WA/84/18/HH and surface water disposal information is updated at <https://www.arun.gov.uk/surfacewater> for your information.



Neil Crowther
Group Head of Planning

Case Officer: Andrew Wood

Date of Decision:

10 January 2019

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

As this is a decision on a Householder application, if you want to appeal, then you must do so within 12 weeks of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the