

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

REF NO: WA/84/18/HH

LOCATION: Willows
West Walberton Lane
Walberton
BN18 0QS

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

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The proposal is to extend an existing L shaped bungalow at ground floor level and then construct a substantial second storey incorporating 4 bedrooms within the chalet roof and 6 cottage style dormers above the extended foot of the L (at the front of the dwelling), a front porch and to construct an additional garage/office single storey building within the front garden.

The details of the proposal break down as follows;

1) Ground floor extension of main dwelling.

The southern half of the dwelling frontage would be extended to the front and rear by 2 metres and 2.5 metres respectively creating a house depth of 10.2 metres within the building lines of the existing north western end of the dwelling house and it would be extended to the south eastern gable end by 2 metres to within 1.4 metres of the boundary shared boundary with the neighbouring chalet bungalow 'Falling Floss'.

The ground floor extension is intended to create a reception room measuring 9.8 metres by 8 metres in area.

2) Ground floor porch extension to the front of the dwelling.

A pitch roofed porch measuring 3.5 metres in width by 1 metre in depth with a ridge height of 5.2 metres and an eaves height of 2.2 metres would be added to the front elevation of the property.

3) New chalet bungalow half hipped roof incorporating 6 dormers creating a new first floor to the property above the extended ground floor at 1).

The new roof above the extended ground floor would retain the same eaves height as existing (2.2 metres at the front elevation) but would have a new ridge height of 7.8 metres, 2.6 metres higher than the existing ridge and would incorporate 3 dormers at the front and the rear which would be

set back 1.5 metres from the eaves, have a width of 2 metres and rise to 3 metres in height to 1 metre below the main ridge.

4) A single storey garage and office building 6.5 metres in width 8 metres in length with an eaves height of 2.2 metres and a pyramidally hipped roof ridge height of 4.8 metres.

The materials of construction are intended to match the original dwellinghouse. The materials of construction of the garage and office building are to be fibre cement 'weatherboards' on the walls and tiles to match the main dwellinghouse.

The design of the proposed dwellinghouse reflects the existing dwellinghouse and other local properties with cottage style panel divided windows, a Sussex hipped roof and cottage style dormers.

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Walberton Parish Council

No objection.

No comments received from neighbouring properties.

CONSULTATIONS

Southern Water Planning

Engineering Services Manager

Engineers (Drainage)

CONSULTATION RESPONSES RECEIVED:

ADC Drainage Engineers - Please apply ENGD2B, ENGD4A, ENGD6A.

West Walberton Lane has suffered historically from flooding. There is an ordinary watercourse within the property garden and along the rear boundary.

Soakaways must be investigated for surface water disposal.

Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE 365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year event plus 40% on stored volumes, as an allowance for climate change.

Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location.

Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes are available at <https://www.arun.gov.uk/surfacewater> for your information.

Southern Water - Southern Water requires a formal application for a connection to the foul sewer to be made by the applicant or developer. They advise that the following informative be added to the notice:

"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 has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>."

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.

OFFICERS REPONCE TO CONSULTATIONS

Responses noted, the relevant conditions are considered to be necessary and will be applied.

Following discussions with the agent and ADC Drainage Engineers it was agreed to make condition ENGD6A relating to a watercourse in the rear garden an informative rather than a condition.

POLICY CONTEXT

Designation applicable to site:
ADOPTED LOC PLN
OUTS BUILT AREA

SPEC CONT ADVTS
NO PUBLIC SEWER
DRAINAGE AREA

DEVELOPMENT PLAN POLICES

CSP1	C SP1 Countryside
SDSP2	SD SP2 Built-up Area Boundary
DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design

[Walberton Neighbourhood Plan Policy 2017 HP13](#) Design Guidance

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

CONCLUSIONS

PRINCIPLE

The application site is situated outside of the built up area boundary as defined by SD SP2 of the Arun Local Plan (2011-2031). The proposal is for extensions and alterations to an existing building with the plot of an existing dwellinghouse. However, the proposal is in accordance with C SP1 of the Local Plan, as it is in accordance with D DM4 of this plan. In this case, the key policy considerations are deemed to be D DM1 & D DM4 of the Arun Local Plan (2011-2031) and Policy HP13 of the Walberton Neighbourhood Development Plan.

Policy SD SP2 of the Arun Local Plan states that development should be focused within the Built Up Area Boundary, and will be permitted subject to consideration against other policies in the Local Plan.

Policy C SP1 of the Arun Local Plan states that land outside of the Built-up boundaries will be defined as countryside, and recognised for its intrinsic character of beauty. There are then six caveats which allow development to be permitted. Development can be in accordance with C SP1 if it refers to a specific use or type of development that is covered by another policy (as this development is in accordance with D DM4).

Policy D DM1 sets out design aspects of which applications should be assessed against. The criteria relevant to this application include: Character, Appearance, Impact, Adaptability, Crime Prevention, Layout and Scale.

Policy D DM4 sets out criteria for which applications relating to extensions and alterations of existing buildings must be assessed against. They generally seek to minimise the impact of the proposal on the character of the host dwelling, its neighbours and the locality.

Policy HP13 of the Walberton Neighbourhood Development plan states that where new development would have an effect on the appearance or character of the surrounding area, it is to be of a high quality of design, and must contribute to local character.

DESIGN AND VISUAL AMENITY

The proposal is considered to be a change to the appearance of the host dwelling increasing the intensity of use of the plot although it is not considered to have a significantly detrimental impact on its character in fact it would enhance it reinforcing the rural cottage style of the property.

The impact of the development of the main dwelling is considered acceptable in scale and mass as it is set back of the main dwelling approximately 20 metres from the road frontage and the neighbouring property is a chalet bungalow of a similar ridge height and mass as is proposed.

The garage/home office building is considered acceptable due to the large 20 metre long front garden and driveway and the common occurrence of similar outbuildings adjacent to the roadside at neighbouring and nearby properties such that it could be considered to be part of the character of development on West Walberton.

There is no one common design amongst properties in this area and therefore the use of fibre cement 'weatherboards' for the garage/home office outbuilding is considered an acceptable design feature.

Whilst the proposal does not comply with policy D DM4 (b) of the Arun Local Plan in that the proposed extensions and additional built form are not subservient to the original dwellinghouse, the high quality design and sympathetic scale of the proposals in relation to the plot size and other dwellings in the locality are considered sufficient a material consideration to outweigh the policy contravention.

Whilst there would be significant views of the proposed extensions and garage/home office from the street scene, it is not deemed to have a significantly detrimental impact on the established spatial pattern, or visual amenity of the area and would not appear unduly dominant on the lot in the setting of neighbouring properties.

The proposed development is considered to be in accordance with D DM1, D DM4(a) of the Arun Local Plan and policy HP13 of the Walberton Neighbourhood Development Plan.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed development is not considered to have any significant impact on neighbouring residential amenity. This is because;

1) the garage/outbuilding would be in excess of 20 metres from the front windows of the neighbouring dwellinghouses and the facing office windows would not be visible above a 2 metre boundary treatment. In addition it would not block any significant amount of daylight or sunlight from the habitable room windows of neighbouring properties.

2) The first floor dormers of the proposed chalet bungalow roof would not face directly into any neighbouring windows or toward the rear amenity areas immediately behind or in front of the dwelling houses.

The amenity areas at the rear on the south west and north east sides of the proposed first floor extensions currently have high hedging and landscaping forming boundary treatments such that there would not be a significant loss of privacy caused. There would be some overlooking at the very front of the properties amenity space from the new front dormer windows however these areas typically driveways and car maneuvering areas close to public views from the road would not be significantly adversely affected compared with the existing situation in relation to privacy.

The proposed development is considered to be in accordance with D DM1(3) and D DM4(c) of the Arun Local Plan.

SUMMARY

The proposed development is deemed to accord with relevant development plan policies subject to other material considerations and as such is recommended for approval subject to the following conditions;

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

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.

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;

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.

- 6 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.

- 7 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>.

- 8 INFORMATIVE: Southern Water Advice

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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.

Dirigo 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.

9 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.

10 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.