

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

REF NO: Y/21/26/HH

LOCATION: 37 Briar Close
Yapton
BN18 0ES

PROPOSAL: Wrap around flat roof extension and front porch extension.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

RELEVANT SITE HISTORY

Y/2/26/CLP	Lawful development certificate for a proposed kitchen and dinning room extension.	Withdrawn 10-02-26
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REPRESENTATIONS

Yapton Parish Council - No response received.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

DRAINAGE ENGINEERS - Objection:
The application is for householder development including a single storey extension which will increase the drained area at the site. The works are not permitted development and therefore sustainable drainage proportionate to the nature and scale of the proposal is required by NPPF Section F8(1). The site is not at significant risk of flooding from external sources as indicated by our datasets and no further information on external flood risk is not required.

Runoff destination
The water reuse priority can be addressed at detailed design stage by providing a residential water butt. The submitted Drainage Impact Assessment states that surface water will be discharged to ground via infiltration but no ground investigation is provided to prove feasibility and no other alternative means of disposal is demonstrated to be feasible. The runoff destination is not currently in accordance with the requirements of the NSfS Standard 1. Therefore, we object to the application.

Interception drainage
Interception drainage is currently provided by the proposed strategy to discharge rainwater to ground.

The proposal will need to be reviewed if the runoff destination is not feasible. If infiltration is not feasible it may be necessary to provide some form of evapotranspiration provision to address interception drainage. This may be able to be achieved through SuDS planters or similar for the relatively small area of increased drained area.

Extreme rainfall and flooding

The outline calculations provided for the drainage system are not in accordance with sustainable drainage standards. The additional area should be attenuated, or the infiltration feature sized to accommodate large return period storms. The drained area should be clarified and runoff calculated for the design storm based upon up to date rainfall data. Management of extreme rainfall is not currently in accordance with the requirements of the NSfS Standard 3. Therefore, we object to the application.

POLICY CONTEXT

Within Built-Up Area Boundary.

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

CONCLUSIONS

DESIGN AND VISUAL AMENITY

The site contains a detached bungalow on Briar Close. This application seeks planning permission for a wrap-around side/rear extension and retrospective permission for a front porch extension.

The L-shaped extension would wrap around the south-east side and rear of the dwelling. It would measure 9.1m across the rear, 9.6m in depth and 4.3m across the front. The extension would have a flat roof with a 2.8m eaves height and two lantern rooflights, giving a maximum height of 3.3m. The rooflights would be proportionate to the extension and would not cause visual harm. The ADG advises that side extensions should respond to the design of the host building, including its roof pitch, and incorporate complementary, well-integrated materials and elevational detailing. The extension would be finished in brickwork to match the host dwelling. Although it would alter the dwelling's appearance, Briar Close has a varied street scene characterised by a range of extensions and alterations. In particular, the adjoining property at No. 35 has a flat-roofed side extension. The proposal would therefore not appear out of keeping with the street scene.

The front porch measures 2.1m in depth and 3m in width, with a flat-roof height of 2.8m. The porch has been constructed from materials matching the host dwelling. Its single-storey scale and simple design ensures that it appears well integrated and subservient to the host dwelling.

Overall, the proposed development would not harm the character or appearance of the host dwelling or the surrounding street scene and is therefore in accordance with ALP policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states that householder extensions should protect neighbouring amenity, particularly in relation to privacy and overshadowing, having regard to the position of neighbouring buildings. Extensions should also respond to existing elevations through the appropriate size and positioning of doors and windows.

The application site adjoins neighbouring properties to the north, east and west. The wrap-around extension would be set in 10.2m from the rear boundary, 10.5m from the western boundary and 3.2m from the eastern boundary. Given these separation distances and the extension's single-storey scale, it would not have an overbearing effect or cause harmful overshadowing. Its windows and doors would be at ground-floor level and would face the host dwelling's rear and side amenity areas, as well as the site frontage. They would therefore not result in harmful overlooking.

Given its separation from neighbouring properties, modest scale and flat-roofed design, the front porch would not have an overbearing effect or cause harmful overshadowing or overlooking.

Accordingly, the development would not harm neighbouring residential amenity and would accord with Arun Local Plan policies D DM1 and D DM4 and the ADG.

LIDSEY TREATMENT CATCHMENT AREA

The application site lies within the Lidsey Treatment Catchment Area. The Drainage Engineers have objected to the proposal because the application indicates that surface water from the extended dwelling would be managed by soakaways. Although soakaways would generally be supported in principle, no evidence has been submitted to demonstrate that infiltration would be feasible on the site. Ground conditions and infiltration potential are also known to vary across the area.

The public sewer serving the Lidsey Wastewater Treatment Catchment Area has a history of flooding. It should therefore be assumed that any additional surface water discharged into the system would increase flood risk.

However, compared with the existing situation, the proposed development would place only limited additional pressure on surface water drainage. The extensions would be built mainly over existing hardstanding and would therefore neither materially increase the impermeable area nor generate significant additional surface water runoff. A comparable extent of development could also be undertaken under permitted development rights, although it is noted would need a slightly different orientation to comply with the relevant limitations. In view of the development's scale and the minimal increase in hard surfacing, the proposal would not increase flood risk on or off the site.

As the development would extend over existing built form and hardstanding, refusal on drainage grounds would not be reasonable in this instance. The proposal would not increase flood risk elsewhere and would be in accordance with Arun Local Plan policies W DM1 and W DM3.

SUMMARY

The proposed development accords with the relevant development plan policies. Approval is therefore recommended, 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 Plan
Block Plan 004 REV 3
Site Plan 002 REV4
Proposed Floor Plan 010 REV4
Proposed Side Elevation 012 REV4
Proposed Side Elevation 014 REV3
Proposed Front Elevation 008 REV4

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).

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INFORMATIVE:

The applicant is advised that drainage interception features are to be provided where possible to make a positive contribution to reduce surface water. In recognition that the National Planning Policy Framework states that SuDS should be proportionate to the nature and scale of the proposal, the following interception features can demonstrate compliance without further detailed assessment:

- Infiltration features designed to meet extreme rainfall standards.
- Water butts or other means of reuse that are not designed for regular daily demand attached to all new downpipes.
- Raingardens and bioretention features attached to all new downpipes.
- Permeable surfacing.

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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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the NPPF.