

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

REF NO: Y/23/26/HH

LOCATION: 1 Graham Road
Yapton
BN18 0JT

PROPOSAL: Two-storey extension and new porch

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION As above.

REPRESENTATIONS

Yapton Parish Council - No response received.

No representation received from nearby occupiers.

CONSULTATIONS**CONSULTATION RESPONSES RECEIVED:**

Southern Water - No objection.

Drainage Engineers - Objection: Insufficient information regarding surface water drainage has been submitted to evidence that flood risk will not be increased as due to the proposed development. It is proposed to manage surface water on site via a new soakaway. We support this approach in principle, as infiltration is the highest priority in the drainage hierarchy (apart from water re-use) and aligns with Standard 1 of the Non-Statutory Technical Standards for SuDS (NSfS). However, insufficient evidence has been provided to demonstrate that infiltration is a viable solution. 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. The applicant has also not demonstrated how they may drain the site if infiltration was later found not to be viable. For this reason, we object to the proposal. The submission of such evidence may also affect the scale and layout of the development.

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

POLICY CONTEXT

Lidsey Treatment Catchment Area.
Within Built-Up Area Boundary.

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)
WDM1	W DM1 Water supply and quality
WDM3	W DM3 Sustainable Urban Drainage Systems

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
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CONCLUSIONS**DESIGN AND VISUAL AMENITY**

The site is a corner plot containing a garage link attached two-storey dwelling along Graham Road. This application seeks planning permission for a two-storey side extension and replacement porch.

The proposed two-storey side extension would adjoin the western flank elevation of the dwelling and would measure 4.2m in width, 6.7m in depth and would have an eaves height of 4.7m, matching the existing eaves height of the host dwelling, and a maximum height of 7.1m, adjoining the existing ridge height. It would follow the demolition of the existing conservatory. Part M of the Arun Design Guide (ADG) specifies that side extensions should be set back from the front elevation and down from the ridgeline by a minimum of 0.5m. The height of the proposed extension would be equal to the ridge height of the existing dwelling and would not be set back from the principal elevation thus the extension would not accord with this section of the ADG. The proposed extension would not appear as a subservient addition.

According to the ADG, side extensions should respond to building design in terms of roof pitch and use complementary and integrated materials and elevational design. The two-storey extension would be finished in white cladding. Cladding does appear within the front elevation of the host dwelling as well as within the street scene of Graham Road, therefore its introduction here would not appear out of keeping with the character of the dwelling or the wider area.

The side extension would have a pitched roof form which would reflect the existing dwelling, and it would be sited behind the existing high level hedge boundary and would be mostly obscured from view from the street scene from both Graham Road and Bilsham Road. As such, whilst the extension would not appear as a subservient addition, the proposed two-storey side extension would not result in harm to the character of the host dwelling or street scene in accordance with Arun Local Plan policy D DM4.

Following the demolition of the existing enclosed porch, the proposed timber framed porch canopy would measure 1.3m deep and 2.8m wide. It would feature a pitched roof with a maximum height of 3.7m. The porch would be sited similarly and would extend 0.2m less than the existing projection. It would appear as a well-integrated and subservient addition to the host dwelling due to its single-storey nature and design.

Overall, the proposed development would alter the character of the dwelling in terms of its non-

subservient scale and massing, however the proposed works would not result in harm to the character or appearance of the host dwelling. The proposal is therefore in accordance with ALP policies D DM1 and D DM4.

NEIGHBOURING RESIDENTIAL AMENITY

Part M of the ADG states householder extensions should protect neighbouring amenity in terms of privacy and overshadowing, considering the positioning of neighbouring buildings and respond to existing elevations through the size and positioning of doors and windows.

The application site has a neighbour to the north (rear) and to the east (side). The eastern neighbour would not be affected by the proposal as the two-storey extension would adjoin the western (side) flank. To the rear, there would be a separation distance of 6.5m with this boundary, just 1m closer than the existing distance. Given this, the proposal would not give rise to any overbearing or overshadowing impacts to neighbouring properties.

Within the northern elevation of the two-storey extension, one first floor window is proposed. It would be a high-level window 1.7m above finished floor level as such there would be no additional overlooking impacts as a result of the development. The ground floor fenestration would have an outlook of the rear amenity space serving the host dwelling and the application site frontage, and would not result in any overlooking. The first floor fenestration within the front and western elevations would have an outlook of the application site frontage and Bilsham Road to the west. The proposal would not result in any overlooking.

Given the spacing between the front porch and neighbouring properties, the small scale, canopy design and that the proposal would not extend beyond the footprint of the existing porch, the proposal would not result in any overbearing, overshadowing, or overlooking effects.

The development would not result in harm to neighbouring amenity, 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. Southern Water were consulted and provided no objection to the proposal. It is acknowledged that the Drainage Engineers have raised an objection to the proposal, noting that the application indicates that surface water from the extended dwelling would be managed via soakaways. While the use of soakaways would generally be supported in principle, no supporting evidence has been submitted to demonstrate that infiltration is feasible at the site. It is also recognised that ground conditions and infiltration potential within the area can be variable.

The public sewer in the Lidsey Wastewater Treatment Catchment Area has a history of flooding and any surface water added to this system should be assumed to increase flood risk.

However, the proposed development would not introduce additional surface water pressure beyond existing conditions. The proposed side extension would be constructed over an area of existing hardstanding replacing the conservatory and is of a footprint which could be constructed under permitted development. The proposed porch replaces an existing porch structure. As a result, the development would not lead to an increase in impermeable surface area or generate additional surface water runoff when compared to the existing situation or a situation which could arise as a result of a development undertaken under permitted development. On this basis, the proposal would not result in an increase to the risk of flooding on or off site, having regard to the scale of development and the absence of any increase in hard surfacing.

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

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 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:

Block and Location Plan
Proposed Roof Plan/Site Plan
Proposed Floor Plans
Proposed SE and SW Elevations

Proposed NE and NW Elevations

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).

- 4 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.

- 5 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.