

Support Document for Planning Ref. Y/34/17/HH to remove planning pre-condition - Surface Water Drainage

Proposed double storey side extension, carport, single storey rear extension and with internal alterations to the dwelling at Forge Cottage, Church Road, Yapton, West Sussex BN18 0ER.

1.0 PLANNING PRE-CONDITION

In summary, the planning pre-condition highlighted below in red is delaying our planned extension due to an infiltration test having to be performed in Jan. 2021. In conclusion, by proceeding to carrying out the demolition works, with a new foundation structure etc. during construction will significantly improve the current situation rather than harm.

Text in red highlights the pre-planning condition, which we would like to remove.

- 3 Development shall not commence 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, 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 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 satisfactorily drained in accordance with policies GEN7 and GEN9 of the Arun District Council Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

2.0 CONTEXT

Forge Cottage lies within the northern side of Yapton and it is located within the Yapton Conservation Area. The dwelling is sited fairly isolated within a clustered of detached houses with its access from Church Road. The planning application record (ref.: Y/6/51) shows that a conditional approval to modernise the cottage was last approved since March 1951. The dwelling since has undergone multiple internal alterations done insensitively over the years.

This householder planning application seeks to improve and simplified the layout of the dwelling. This scheme includes removing any unnecessary extensions and internal partitions for the dwelling and proposing a double storey side extension and single storey rear extension with a carport and minor internal alterations to the dwelling.

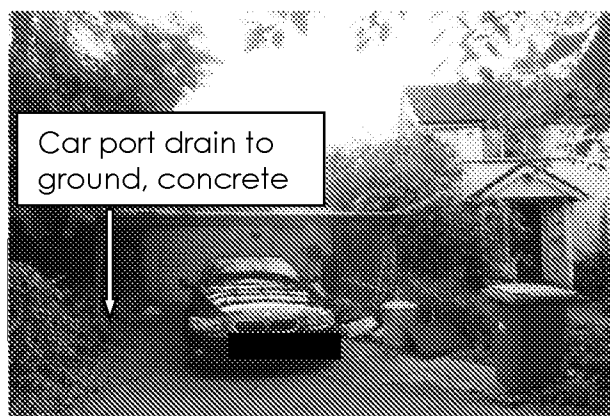
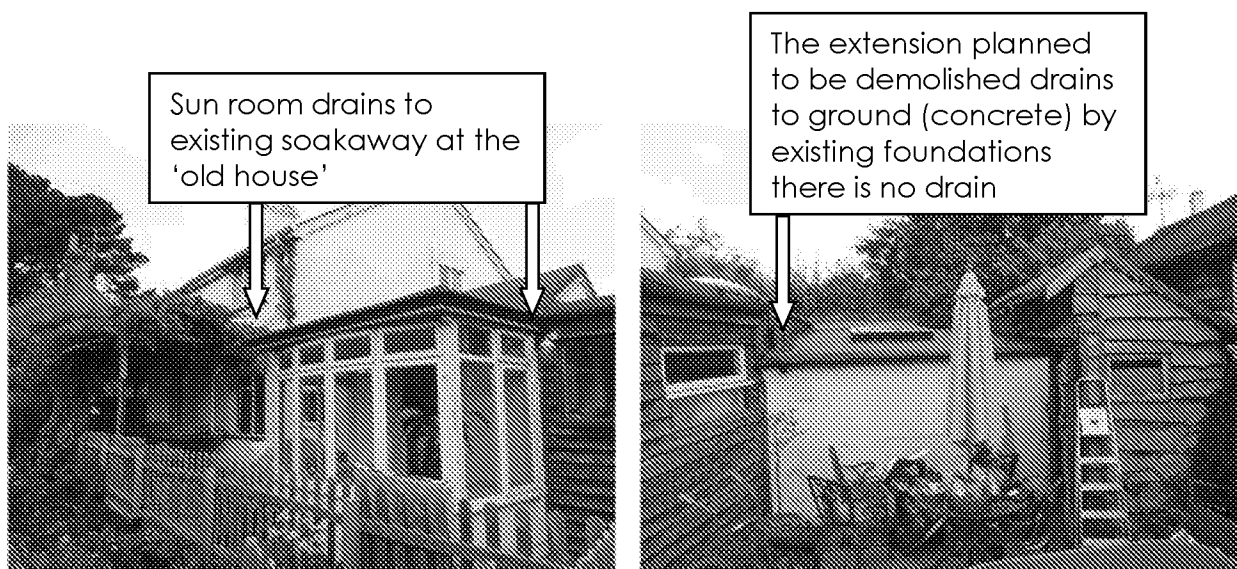


Image 1: Car port & single storey to be demolished



Image 2: The existing North (front) elevation of 'old house'



Images 2 & 3: The existing South (rear) elevation and the location of the proposed side and rear extension

3.0 AMOUNT

The amount of the existing footprint area of the dwelling to be demolished is approximately 93.37 square metres, which includes the existing garage, car port and store. The amount of the proposed footprint for the double storey side extension will be approximately 5.35 m by 8.02 m. The single storey rear extension will be approximately 3.20 m by 5.65 m. Yielding a total x-sectional area of 60.99 square meters for the new foundation.

Existing x-sectional area of existing roof structures for demo	= 93.37 m ²
Existing surface area (sun room) draining to 'old' house' soakaway	= -10.00 m ² (max)
New foundation footprint = (5.35 x 8.02) + (3.20 x (5.65)	= 60.99 m ²

Min. net reduction of x-sectional area draining to ground, concrete	= 22.38 m ²
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Demolition will improve the existing condition by over 22 m² or reduction by a minimum of 27% of the x-surface area for the existing roof structures draining directly to ground, concrete.

In conclusion, by carrying out the demolition with a new foundation during construction will significantly improve the current situation rather than harm.

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