Adur & Worthing councils

Development Management

MEMORANDUM

Technical Services FAO Ken Argent
Adur And Worthing Councils
The Town Hall
Chapel Road
Worthing
BN11 1HA

Our reference:	AWDM/0726/18
Please ask for:	Marie O'Keeffe
Direct Line:	01903 221425
Date:	22nd May 2018

Single-storey rear extension to create 1 no. bedroom dwelling (C3) incorporating part change of use from A5 to A2/A1 and part change of use from A5 to C3.

38 Crabtree Lane Lancing West Sussex BN15 9PQ

The above planning application was received on 17th May 2018. Please may I have your observations on the above mentioned planning application within the next 21 days.

To view the application please click on the link below or copy and paste into the web browser. Applications can take up to 5 working days to appear.
http://planning.adur-worthing.gov.uk/online-applications/

G Peck

Gary Peck
Planning Services Manager

Adur & Worthing councils

Development Management

MEMORANDUM

To: Marie O'Keeffe Application Number: AWDM/0726/18

Proposal: Single-storey rear extension to create 1 no. bedroom dwelling (C3) incorporating part change of use from A5 to A2/A1 and part change of use from A5 to C3.
Location: 38 Crabtree Lane Lancing West Sussex BN15 9PQ

Observations:

Marie

Further to my previous response dated 4 June, I have now had a response from Lewis and Co Planning and can amend my comments as below.

Thank you for the opportunity to comment on this application. The site lies on the extreme edge of flood zone 2, and is shown by EA modelling to be susceptible to predicted surface water flooding, although I have no records of flooding in the area.

The proposal is for ground floor sleeping accommodation, and I see from the FRA that flood prevention methods are recommended, and the Architect also notes that the finished floor level is 530mm above ground level at the rear, flooding is extremely unlikely to occur at this height, and therefore I have no problem accepting the proposals as shown.

Lewis and Co also confirm that the architect acknowledges there is no public surface water sewer and now intends to provide a soakaway, the applicant therefore needs to assess if the use of soakaways is viable on this site. The proposed location for the soakaway will need to be more than 5m from existing or new structures, and there will need to be a soakage test undertaken at that location to ascertain if a soakaway will adequately empty. There appears from the drawings to be sufficient area to adequately site soakaways.

So, in the absence of any ground investigation details or detailed drainage details in support of the application although the applicant appears to have indicated his intention to utilize soakaways we request that should approval for this new build be granted it be conditional such that *'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority'*

Soakage tests in accordance with DG 365 (2016) would be required to be undertaken on the proposed site to provide the data to ascertain the size of the soakaway required for the impermeable areas.

Regards

Ken Argent

Adur & Worthing councils

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