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/0737/18
Please ask for:	Marie O'Keeffe
Direct Line:	01903 221425
Date:	5th June 2018

Detached self contained annex to side garden (east) for dependant relative

40 Old Shoreham Road Lancing West Sussex BN15 0QZ

The above planning application was received on 18th 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/0737/18

Proposal: Detached self contained annex to side garden (east) for dependant relative.

Location: 40 Old Shoreham Road Lancing West Sussex BN15 0QZ

Observations:

Marie,

Thank you for the opportunity to comment on this application.

The site lies in flood zone 3, and is according to EA modelling subject to possible surface water flooding; however there is no record of the property ever being flooded by fluvial flooding.

The area is also susceptible to groundwater flooding, this combined with heavy rain has previously caused issues in the area with waste water flooding - again this property was unaffected by the resultant pluvial flooding.

There is a piped watercourse running through the garden and this strategic asset is the subject of the representation raised by Mr Freeman on behalf of the Adur Floodwatch Group.

I met the applicant on site today and discussed with him the areas flooding history and his role as a riparian owner.

We then lifted the manholes on the culvert run, and it is apparent that the proposed extension forming the subject of this application will not impinge on the culvert alignment. Therefore on the basis of the applicants' awareness of the flooding issues and his intentions to undertake necessary flood precautions I have no issues with the proposals.

Foul Sewage from the unit is to be disposed of to the Southern Water Foul Sewer system; this may require the unit to have a Saniflow or similar unit installed.

Surface water should be disposed of either to the existing surface water system serving the property or to a new soakaway in the garden

Regards

Ken Argent.

Adur & Worthing councils

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