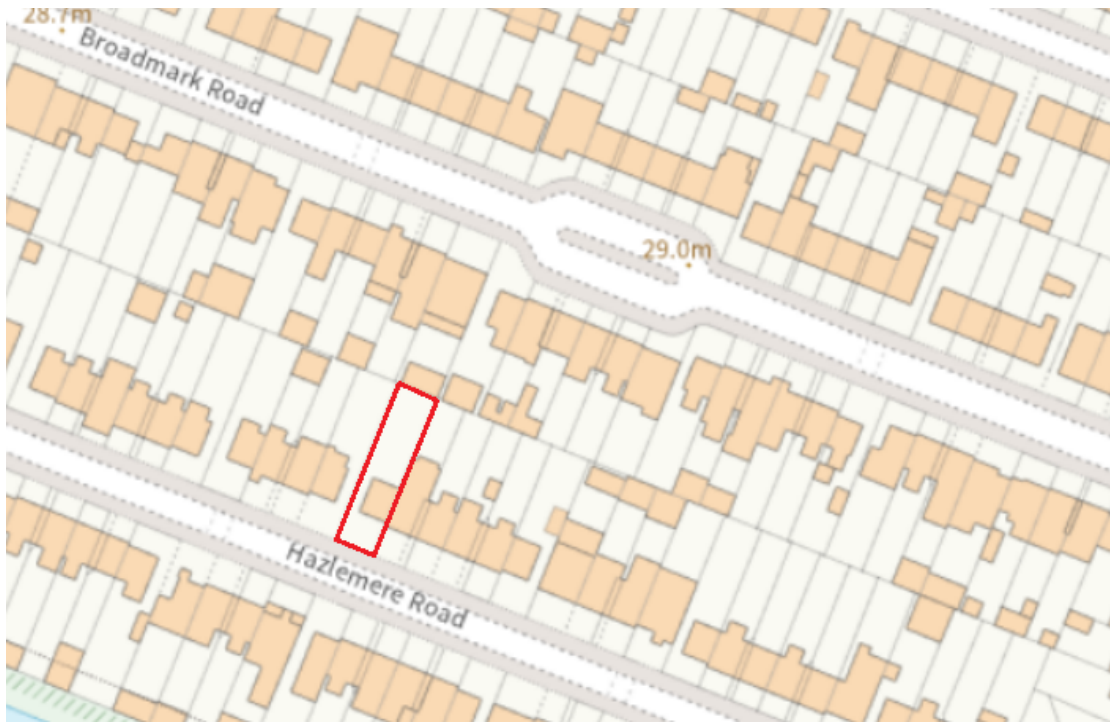


Registration Date:	07-Nov-2024	Application No:	P/20264/002
Officer:	Christian Morrone	Ward:	Upton Lea
Applicant:	Mr. Razwan Mohamed	Application Type:	Householder
		8 Week Date:	02-Jan-2025
Agent:	Hps Ltd Design Services 81, Marlborough Road, Slough, SL3 7JS		
Location:	33, Hazlemere Road, Slough, SL2 5PP		
Proposal:	Construction of a two storey side, single storey rear, and part first floor rear extension, and a single storey rear outbuilding		

Recommendation: Delegate to Planning Manager for approval



1.0 **SUMMARY OF RECOMMENDATION**

1.1 This is a householder planning which would normally be a delegated decision, however the applicant is an employee of Slough Borough Council, therefore the application is required to be determined by the Planning Committee.

1.2 Subject to addressing the flood risk issues set out in 11.2 of this report, the development is considered to comply with the Development Plan when considered as a whole and permission should therefore be delegated to the planning manager:

1) For approval subject to:

- (i) Addressing the flood risk issues set out in 11.2 (bullets b-f),
- (ii) Finalising conditions and agreeing pre-commencement condition(s), and
- (iii) Any other minor changes.

OR

2) Refuse the application if the above has not been resolved by 23 October 2025, unless otherwise agreed by the Planning Manager in consultation with the Chair of Planning Committee.

Conditions:

1. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

- (a) Drawing No: RAZWAN 001, Rev A; dated 03/12/2024; Recd 21/03/2025
- (b) Drawing No: RAZWAN 002, Rev 0; dated 03/12/2024; Recd 21/03/2025
- (c) Drawing No: RAZWAN 003, Rev 0; dated 03/12/2024; Recd 21/03/2025
- (d) Drawing No: RAZWAN 004, Rev 0; dated 03/12/2024; Recd 21/03/2025
- (e) Drawing No: RAZWAN 005, Rev 0; dated 03/12/2024; Recd 21/03/2025
- (f) Drawing No: RAZWAN 006, Rev 0; dated 03/12/2024; Recd 21/03/2025
- (g) Site location plan @1:1250; dated 22/01/2013

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

2. All new external work shall be carried out in materials shall accord with the approved plans (incl. low level brick work / pebble dash above to extensions

& brickwork to outbuilding) and match as closely as possible the colour, texture and design of the existing building at the date of this permission.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN1 of The Adopted Local Plan for Slough 2004

3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no window(s) or doors, other than those hereby approved, shall be formed in the flank elevations of the extensions and flank and rear elevations of the outbuilding without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Notwithstanding the terms and provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), the outbuilding hereby permitted shall only be used for domestic purposes ancillary to the enjoyment of the main dwelling, with no cooking facilities installed, unless otherwise agreed in writing by the Local Planning Authority. The outbuilding shall not be used as separate self-contained residential accommodation or for any industrial, commercial or business use.

REASON To protect the amenities of the adjoining occupiers and the character of the area in accordance with Core Policies 4 and 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, January 2010.

5. Notwithstanding the terms and provisions of the Town & Country Planning General Permitted Development Order 2015 (as amended) (or any order revoking and re-enacting that Order), Schedule 2, Part 1, Classes B & E no roof enlargement or alterations extensions to the dwelling or buildings or enclosures shall be erected constructed or placed on the site without the express permission of the Local Planning Authority.

REASON The rear garden is considered to be only just adequate for the amenity area appropriate for resultant houses. It would be too small to accommodate future development(s) which would otherwise be deemed to be permitted by the provision of the above order in accordance with Policy H14 of The Local Plan for Slough 2004.

6. No access shall be provided to the roof of the extension by way of window, door or stairway and the roof of the extension hereby approved shall not be used as a balcony or sitting-out area.

REASON To protect the amenities of the adjoining occupiers and the character of the area in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, January 2010.

7. The windows in the flank wall elevations of the extensions and rear elevation of the outbuilding hereby approved shall be glazed with obscure glass and any opening shall be at a high level (above 1.8m internal floor height) only.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy H15 of The Adopted Local Plan for Slough 2004

8. Flood risk:

TBC

Informative(s):

1. The applicant is advised that the insertion of additional residential facilities in the outbuilding other than those considered being ancillary to that of the main dwellinghouse and the use of the building as separate dwellinghouse is likely to result in enforcement action being taken by the Local Planning Authority. The applicant is in any doubt as to what is considered to be 'incidental', they are advised to seek advice from the Local Planning Authority.
2. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
3. The applicant is advised of their requirement to comply with the Party Wall Act 1996, including the need to serve appropriate notices on neighbours before work commences.

4. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto the adjoining property.

PART A: BACKGROUND

2.0 **Proposal**

2.1 This is a householder planning application for the construction of a two storey side, single storey rear, part first floor rear extension and a single storey rear outbuilding. The dimensions for each element are listed below:

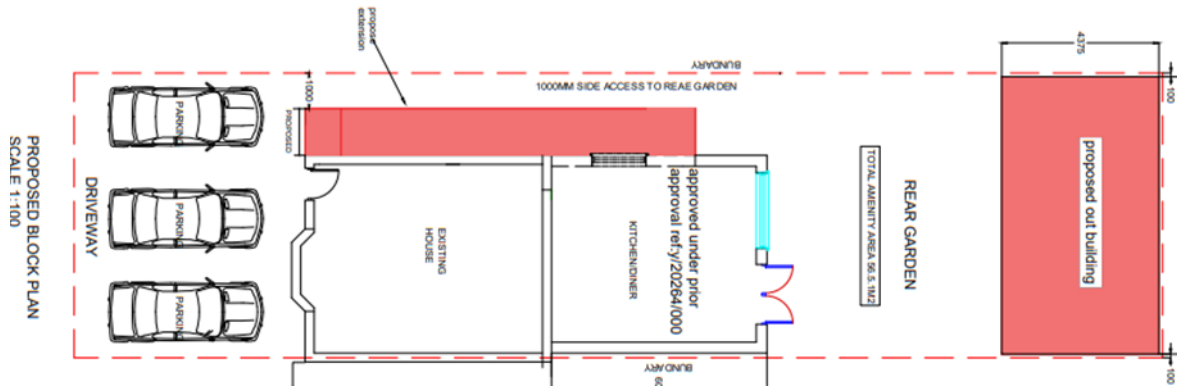
- Single Storey Rear Extension:
Height: 2.75m
Depth: 6m (max), 4m (min)
Width: 6.85m

- Two Storey Side Extension:
Height: 5.25 (eaves); 7.1m (ridge)
Depth: 6.7m (GF), 5.8(m FF)
Width: 1.3m

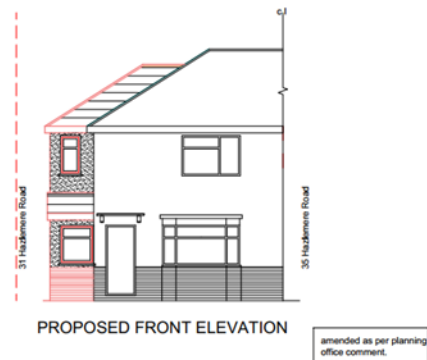
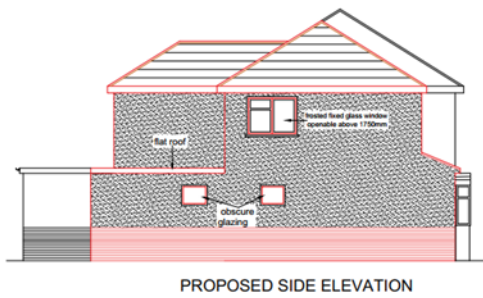
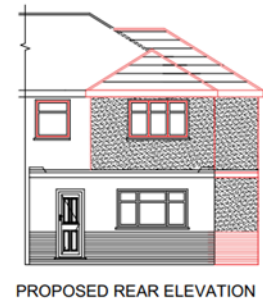
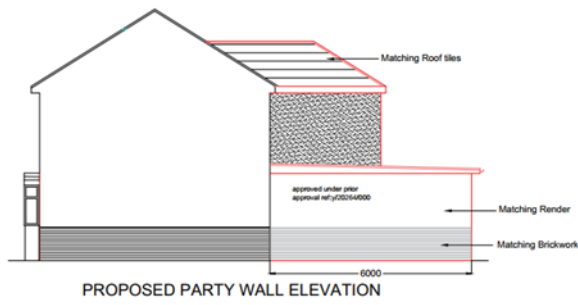
- First Floor Rear Extension:
Height: 5.25 (eaves); 6.45m (ridge)
Depth: 3.3m
Width: 3.9m

- Detached outbuilding (Store / Gym / Children's Playroom):
Height: 2.65 (eaves); 3.9m (ridge)
Depth: 4.35m
Width: 7.75m
Area: 34sqm (footprint)

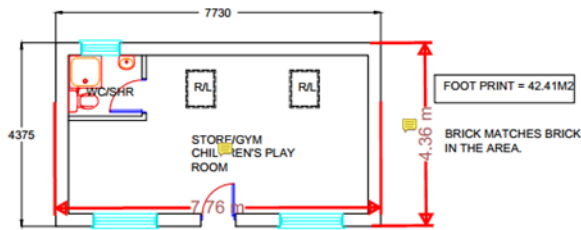
Proposed Plans / Elevations:



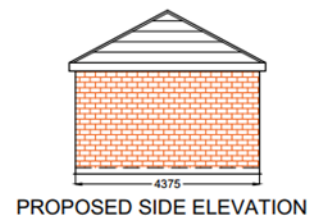
Above: Proposed Block Plan



Above: Proposed Elevations



PROPOSED GROUND FLOOR PLAN



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION

Above: Proposed Outbuilding (Store / Gym, Children's Playroom)

3.0 **Application Site**

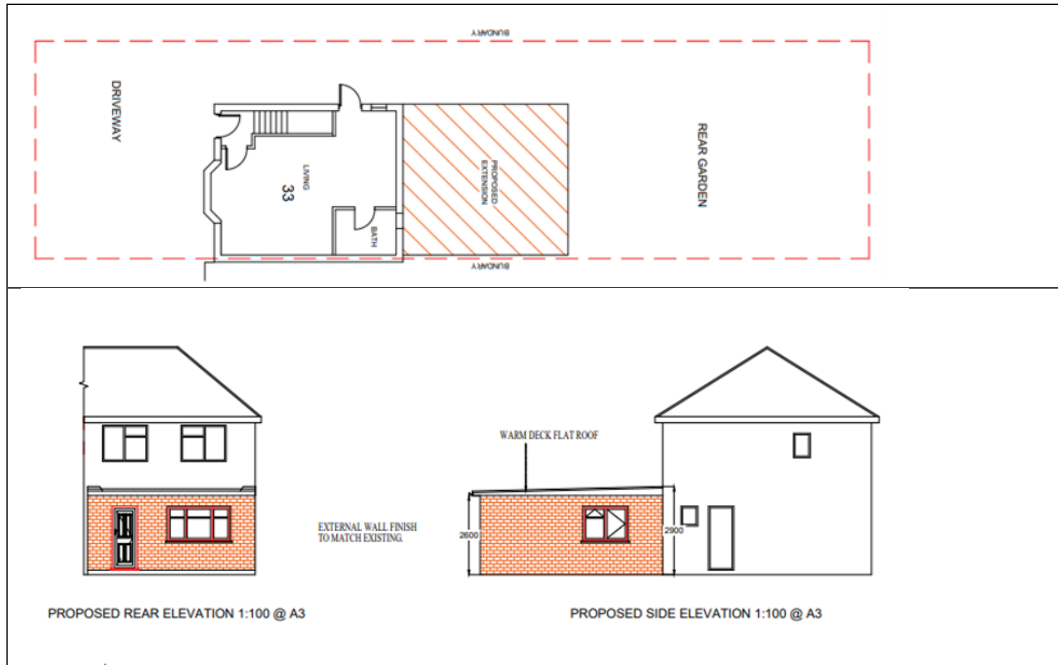
3.1 The application site primarily comprises an end of terrace two storey, two-bedroom dwellinghouse, located on the northern side of Hazlemere Road (Upton Lea Ward). The site is in a suburban location and comprises a series of terrace houses similar in scale and design on the northern and southern side of Hazlemere Road. The dwelling's elevations are finished in grey pebble dash with red brick up to ground floor window cill height with a hipped roof over. The rear garden measures approximately 17m in depth, with low level boundary treatment to each side shared with 31 & 35 Hazlemere Road. The rear boundary comprises an existing block built outbuilding in the rear garden of 40 Broadmark Road.

3.2 The site is located within Flood Zones 2 and 3. A map detailing the flood zones in relation to the site is provided in the Flood Risk section of this report. This (towards the rear) and flood zone 3 (towards the front). The site does not fall within any other designations.

4.0 **Relevant Site History**

4.1 P/20264/001 Construction of a two storey side, single storey rear, part first floor rear and a single storey rear outbuilding with 2 no roof lights for use of gym and storage
Withdrawn by Applicant; 12 June 2024

Y/20264/000 The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.00m, with a maximum height of 2.90m, and an eaves height of 2.60m
Prior Approval Not Required: 27 September 2023



5.0 **Neighbour Notification**

5.1 The application was publicised by site notices displayed on 15th November 2024 and amended site notices for a 14 day re-consultation were displayed on 03/04/2025, due to some changes the scale and layout of the extensions. This is in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015.

5.2 No representations have been received to date. The re-consultation period expires 16/04/2024. Should any comments be received before 17/04/2024, then these will be considered and reported on the Amendment Sheet to Committee.

5.3 **Consultation Responses:**

Local Highway Authority: The parking provision is sufficient and the LHA would have no objection

6.0 **PART B: PLANNING APPRAISAL**

6.1 **Policy Background**

The proposed development is considered having regard to the National Planning Policy Framework (NPPF) 2024, Core Policies 7 and 8 of the Slough Local Development Framework, Core Strategy (2006 – 2026) Development

Plan Document, December 2008, Saved Policies H14, H15, EN1, EN2 and T2 of the Slough Local Plan 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010.

- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- 6.3 The NPPF 2024 makes it clear that good design is essential, stating at paragraph 131:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

- 6.4 Good standard of design is embedded in Core Policy 8 (Sustainability and the Environment) as well as within Policy EN1 (Standard of Design) of Slough Local Plan. Core Policy 8 of the Slough Core Strategy states that all development should be sustainable, of a high quality, and should improve the quality of the environment. To achieve high quality design, development should, amongst other things, respect its location and surroundings and reflect the street scene and the local distinctiveness of the area.
- 6.5 Policies H14, H15, EN1 and EN2 of Slough Local Plan (2004) further indicate that proposals should respect and respond to the proportions of the dwelling, as well as to the appearance and design of the vicinity in order to preserve or enhance the character and appearance of the street scene. The Council’s Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010, provides guidance to interpret and implement Core Policies and Local Plan policies regarding design.
- 6.6 The following saved policies are lifted from the adopted Slough Local Plan 2004:

Policy H14 (Amenity Space) states:

The appropriate level will be determined through consideration of the following criteria:

- a) type and size of dwelling and type of household likely to occupy dwelling;*
- b) quality of proposed amenity space in terms of area, depth, orientation, privacy, attractiveness, usefulness and accessibility;*
- c) character of surrounding area in terms of size and type of amenity space for existing dwellings;*

- d) *proximity to existing public open space and play facilities; and*
- e) *provision and size of balconies.*

6.7 Policy H15 (Residential Extensions) states:

Proposals for extensions to existing dwelling houses will only be permitted if all of the following criteria are met;

- a) *there is no significant adverse impact on the amenity of adjoining occupiers;*
- b) *they are of high quality of design and use materials which are in keeping with both the existing property and the identifiable character of the surrounding area.*
- c) *They respect existing building lines and there is no significant adverse impact on the existing street scene or other public vantage points.*
- d) *Appropriate parking arrangements are provided in line with the aims of the integrated transport strategy;*
- e) *an appropriate level of rear garden amenity space is maintained.*

6.8 Policy EN1 (Standard of Design) states:

Development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of:

- a) *scale;*
- b) *height;*
- c) *massing/bulk;*
- d) *layout;*
- e) *siting;*
- f) *building form and design;*
- g) *architectural style;*
- h) *materials;*
- i) *access points and servicing;*
- j) *visual impact;*
- k) *relationship to nearby properties;*
- l) *relationship to mature trees; and*
- m) *relationship to water courses.*

These factors will be assessed in the context of each site and their immediate surroundings. Poor designs which are not in keeping with their surroundings and schemes which result in over-development of a site will be refused

6.9 Policy EN2 (Extensions) states: *Proposals for extensions to existing buildings should be compatible with the scale, materials, form, design, fenestration, architectural style, layout and proportions of the original structure. Extensions*

- 6.10 *should not result in the significant loss of sunlight or create significant overshadowing as a result of their construction.*

The planning considerations for this proposal are:

- Design and impact upon the character and appearance of the area
- Impact upon on amenity of neighbouring occupiers
- Amenity space
- Highways and parking
- Flood Risk
- Representations

7.0 **Design and impact upon the character and appearance of the area**

- 7.1 The two-storey side extension would be set away from the neighbouring boundary at no. 31 Hazlemere Road by 1m which is suitable to prevent a terracing effect, and it would be less than 50% the width of the main dwelling. The first floor would be set back by 1m from the front elevation and the roof set down from the main ridge by 0.35m. While the set down of the roof is less than the recommended 0.5m in EX13 of the Residential Extensions Guidelines, Supplementary Planning Document (RESPD), the two-storey side extension given its minimal width and being end of terrace (where continuation is acceptable) it is considered to be appropriately subordinate.
- 7.2 The ground floor rear extension measures at 6m in depth which exceeds the 3.65m set out in the RESPD. However, there is a fall-back position for this element via Y/20264/000 which granted prior approval for 6m deep single storey rear extension. As such in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 this is a material consideration which indicates a relaxation in the guidelines and policy is justified.
- 7.3 The side extension at ground floor extends past the rear elevation at 4m deep which exceeds the 3.65m set out in the RESPD. However, it is acknowledged the extension is 2.75m in height which is less than the 3m set out in EX21 of the RESPD. The additional depth is marginal in term of the character and appearance of the area and would remain as a subordinate element to the main house.
- 7.4 The first-floor rear extension to create a third bedroom would be 3.3m in depth which complies with EX27 of the RESPD. Its width would measure 65 percent the width of the original dwelling which is more than the 50 percent set out in the general approach for designing extensions (set out in bullet no. 4, DP3 of the RESPD). However, it is noted the original dwelling is relatively narrow and a 50% width extension would appear contrived. The extension would be well set down from the main ridge and would remain as a subordinate element to the main house.
- 7.5 The proposed outbuilding would be sited at the rear end of the garden. With a footprint of 34sqm it would measure less than the footprint of the original house (39.5sqm) thereby complying with para 9.4 of the RESPD which states that

outbuildings should not exceed the footprint of the original dwelling and should always be subordinate to the main dwelling. The ridge height of the hipped roof at 3.9m is less than the 4m set out in para 9.5 of the RESPD.

7.6 Outbuildings in the rear gardens are a common feature in Hazlemere Road & Broadmark Road. The outbuilding would be sited adjacent to neighbour's existing outbuilding at a similar height and width to the north (no. 40 Broadmark Road). As such, the outbuilding is consistent with the prevailing pattern of development.

7.6 Overall, the extensions and outbuilding are broadly compliant with the relevant parts of the RESPD; however, there are some departures, most notable of which are the depth of the rear extensions at 4m and 6m (3.65m required). In combination with the proposed outbuilding, this would result in a rear garden depth of 6.6m which falls short of the 9m depth requirement (EX48 of the RESPD), resulting in another departure from the RESPD. This would change the character of the site from an open and elongated rear garden to a more built up and shorter garden space. However, regard is given to the fallback position of the approved 6m deep extension and fact that the site benefits from full permitted development rights where outbuildings of a similar footprint and a rear extension can be provided without planning permission. Some meaningful open space would be retained within the site and permitted development rights can be withdrawn for class B (additions etc to the roof) and class E (buildings/enclosures) to prevent any further outbuildings be provided without planning permission. The proposed outbuilding would be consistent with the prevailing pattern of development. On balance the proposed extensions and outbuilding would be subservient to the existing dwelling and appropriate in scale, albeit at the upper limits.

7.6 In terms of appearance, the materials in the extension would match the low level brick work & pebble dash elevations, roof tiles and window frames in the main house. This can be secured by condition. The outbuilding can be conditioned to ensure it is constructed of brick to match the brick in the main house, together with the roof and fenestration.

7.8 It is therefore considered that the proposal broadly accords with Saved Policies H15, EN1 and EN2 of the Slough Local Plan 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010 and Core Policy 8 of the Slough Core Strategy (2008), and the NPPF 2024.

8.0 **Impact upon on amenity of neighbouring occupiers**

8.1 There are 3 no side facing windows in this neighbour side elevation (2 at ground floor & 1 at first floor) at no. 31 Hazlemere Road. It is not clear what rooms these windows serve, therefore a cautious approach is taken to assume they serve habitable rooms. The proposed two storey side extension would be sited approximately 1m & 3.15m respectively from the common boundary and the side elevation of the neighbour house. It is acknowledged there would be some impact on the neighbours' s side facing windows in terms of natural light and outlook.

However, regard is given to the fact that the side facing windows are already close to the neighbouring boundary where there is limited space within the site to contribute to their amenity value. In addition, the proposal would still provide some space within its site from the common boundary and approx. 1.3m less when compared to the existing side wall. Therefore, when having regard to the existing situation, the proposal would not result in an unacceptable impact in terms of natural light and outlook on the neighbouring side facing windows.

- 8.2 The external area in this location by the side of the neighbour property at no. 31 Hazlemere Road is largely be used for access and would not result in an unacceptable impact on amenity. To the rear the side extension would reduce to single storey at 4m deep which is more than the 3.65m set out in the RESPD. However, it would be sited 1m from the garden boundary and be 2.75m high which is less than the 3m set out in the RESPD. When also having regard to the relatively large depth of the neighbour rear garden, this element would not have a significant impact on the rear facing windows or garden amenity at 31 Hazlemere Road.
- 8.3 The ground floor rear extension at 6m deep exceeds the 3.65m set out in the RESPD. This extension would be sited next to the neighbour boundary with no. 35 Hazlemere Road and 2.3m from the neighbour boundary with no. 31 Hazlemere Road. It is noted there are structures by the common boundary in no. 35 Hazlemere Road and sufficient distance from no. 31 Hazlemere Road meaning the impact from the proposal would not be significant. Notwithstanding this, there is a fallback position for this element via Y/20264/000. As such a relaxation in the guidelines and policy would be justified.
- 8.4 The proposed first floor rear extension would be 3.3m deep which is in accordance with the RESPD. The plans demonstrate the first-floor rear extension would not encroach within 45 degrees of neighbouring windows. Furthermore, the first-floor rear extension would be sited appropriately from the neighbour boundaries to have an acceptable impact on amenity in terms of overbearing, overshadowing, natural light, or outlook, (2.3m from no. 31 Hazlemere Road; 1.9m from no. 35 Hazlemere Road; 13.7m from no. 40 Broadmark Road).
- 8.5 Views from the rear extensions into the neighbour gardens at each side would be oblique, and to the rear there would be suitable separation distance from the neighbours in Broadmark Road, as such the extensions would not result in an unacceptable loss of privacy.
- 8.6 The proposed outbuilding would be sited at the rear end of the garden. The height is proposed at 2.65m to the eaves and 3.9m to ridge of the hipped roof. It is noted there is an existing outbuilding adjoining the boundary to the rear at no. 40 Broadmark Road. As such the proposal would not result in an unacceptable impact on neighbour amenity at no. 40 Broadmark Road.
- 8.7 The neighbouring gardens at each side (no'.s 31 & 35 Hazlemere Road) do not contain outbuildings, therefore the proposed outbuilding would be visible across the relatively low-level boundary treatment. When considered in combination with the

proposed rear extension, there would be some impact on garden amenity at each side. However, the dimensions of the outbuilding would comply with the requirements set out in the RESPD, and a depth of circa 6.6m of neighbour rear garden space would not be affected by the proposed outbuilding and extensions. A condition can be imposed to ensure no further outbuildings should be provided on the site.

- 8.8 In terms of overlooking, there are two windows proposed in the front of the outbuilding and one window in the rear serving a W.C / shower. The front facing windows would provide some views over the relatively low boundary treatment into the neighbouring property at each side. However, these views would be oblique and not significantly worse than existing views from the occupiers of the host property when using the rear garden.
- 8.9 The use of the outbuilding is proposed as a store / gym / children's playroom. These uses would be ancillary to the main use of the property and be compatible with the neighbouring uses. The use of the proposed outbuilding is not considered to raise any significant impact in terms of noise and disturbance over and above the use of the existing garden.
- 8.10 It is therefore considered that the development complies with Saved Policies H15, EN1 and EN2 of the Slough Local Plan 2004 and the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, adopted January 2010, and Core Policy 8 of the Slough Core Strategy (2008).

9.0 **Amenity Space**

- 9.1 The proposal would result in a change of the dwelling from a two bed to a three-bed dwelling. EX48 of the Residential Extensions Guidelines requires a minimum garden depth of 9m (or 50sqm where there are irregular boundaries) for a three-bedroom house.
- 9.2 The remaining usable rear garden amenity space is approx. 6.6m deep with an area of 51sqm. A shortfall of 3.4m in depth to provide a 6.6m deep rear garden is not desirable. However, regard is given to the fact the site benefits from full permitted development rights where a similar sized or potentially increased take up of garden space could occur (by way of the approved larger extension and an outbuilding).
- 9.3 In considering this, and that the area of 51sqm would comply if the site had an irregular boundary, an acceptable amount of external amenity space would be retained.
- 9.4 A condition should be imposed to remove permitted development rights for dormers which could otherwise result in a 4th bedroom which requires a larger provision of amenity space and outbuildings to prevent further loss of amenity space, which is considered to be both reasonable and necessary.

9.5 Having regard to the retaining amenity area, it is considered to be at an acceptable size and quality and therefore comply with policy H14 and H15 of the Local Plan and the NPPF.

10.1 **Highways and Parking**

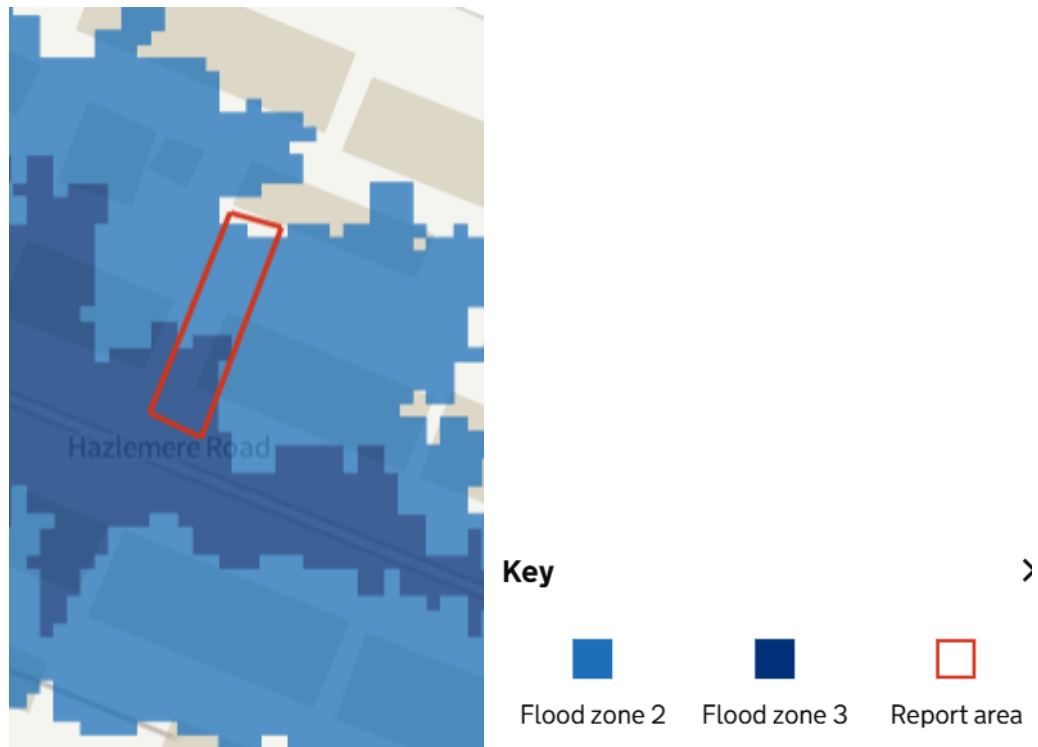
10.2 The National Planning Policy Framework states that development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians. Where appropriate local parking standards should be applied to secure appropriate levels of parking, minimise travel and maximise sustainable transport modes. This is reflected in Core Policy 7 and Local Plan Policies T2 and T8. Paragraph 116 of the National Planning Policy Framework states that *'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'*.

10.3 EX40 of the RESPD requires 2 parking spaces for a two and three bedroom dwellings. The proposal would provide one additional bedroom resulting in a three-bedroom house. As such there is no change in the parking demand as a result of the development. Notwithstanding this, the retained driveway could accommodate 3 parking spaces thereby exceeding the 2 spaces required.

10.4 Based on the above sufficient parking would be provided within the site would comply with policy T2 of the Local Plan, Core Policy 7 of the Core Strategy, and the NPPF.

11.0 **Flood Risk:**

11.1 The proposed site is located within Flood Zone 2 (toward the rear) and Flood Zone 3 (towards the front).



11.2 In accordance with footnote 63 of the NPPF a site specific flood risk assessment is required. The National Planning Practice guidance sets out specific measures for minor development such as householder applications in a flood zone and what should be addressed in the flood risk assessment. These include:

- a) If the site is located with a Flood Zone 3b (functional flood plan) and either less vulnerable; more vulnerable; or highly vulnerable, then the development should not be permitted.

Case Officer Assessment for a): the site is identified as having less than a 3.3 % chance of an annual flood event which means the site is not a Flood Zone 3b. (source: Table 1 Flood Zone: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#table1> & long term flood risk for an area: <https://check-long-term-flood-risk.service.gov.uk/risk#>)

- b) Check whether the minor extension is within an area of increased flood risk because of multiple extensions. If it is an assessment of offsite flood risk may be required.
- c) Flood resilience measures 600mm above the flood levels
- d) Floor levels to be 300mm - 600mm above the flood levels (depending on accuracy of the predicted flood levels
- e) If floor levels cannot be raised in this way, include extra flood resistance and resilience measures 600mm above the flood levels.
- f) Ensure the development is not flooded by surface water or groundwater.

11.3 A flood risk assessment has been provided, however much of the above information has not been addressed. The agent has confirmed the flood consultant is revising the flood risk assessment and it will be re-submitted in due course.

11.0 **Representations**

11.1 No representations have been received to date. The re-consultation period expires 16/04/2024. Should any comments be received before 17/04/2024, then these will be considered and reported on the Amendment Sheet to Committee.

12.0 **PART C: RECOMMENDATION**

12.1 Subject to addressing the flood risk issues set out in 11.2 of this report, the development is considered to comply with the Development Plan when considered as a whole and permission should therefore be delegated to the planning manager:

1) For approval subject to:

- (iv) Addressing the flood risk issues set out in 11.2 (bullets b-f)
- (v) Finalising conditions and agreeing pre-commencement condition(s)
- (vi) Any other minor changes.

OR

2) Refuse the application if the above has not been resolved by 23 October 2025, unless otherwise agreed by the Planning Manager in consultation with the Chair of Planning Committee.