

DELEGATED

**AGENDA NO. 8
PLANNING COMMITTEE**

UPDATE REPORT

22 July 2015

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

15/0762/FUL

30 Fir Tree Close, Hilton

Raising of existing roof height by 0.6 metres, installation of 1.no roof light in front elevation, 2.no roof lights in rear elevation to facilitate loft conversion, single storey extension to front and side of existing garage and new pitched roof, erection of two storey to rear including juliet balcony and erection of oak framed canopy to front entrance

SUMMARY

Since the original report to members, four further objection comments have been received along with additional comments from the Flood Risk Management Officers. These comments are detailed below, With regards to the objection comments no new issues have been raised. The recommendation and material planning consideration therefore remain as detailed within the original report

PUBLICITY

4 further objections have been received which state that the revised plans do not address earlier concerns which related to the negative impact on the standards of living of the neighbouring properties, impact on the views from neighbouring properties, the overdevelopment of the site. The additional comments received regarding the reduction in height of the development do not raise any new issues or fundamentally alter the material considerations which are set out within the original report.

Objectors:

Mrs Mary Drinkel - 24 Fir Tree Close, Hilton

Mrs Margaret Wood - 28 Fir Tree Close, Hilton

Mr Ian Drinkel - 24 Fir Tree Close, Hilton

Dr Mike Wood – 28 Fir Tree Close, Hilton

CONSULTATION

Highways, Transport and Environment Manager - Flood Risk Management

I can confirm that the location is in a flood zone 1 therefore is at low risk of flooding, the surface water maps show that Fir Tree Close is at a high risk of surface water flooding, we are also aware that flooding to the highway has occurred at this location, gully cleansing wagon have attended and cleaned out the gullies.

Although drainage proposals have not been provided with this application, I would assume the foul and surface water will connect to the existing systems, and the additional amounts of surface water runoff will not be significant, therefore I am satisfied the proposed development will not increase the existing surface water flood risk in the area.