

18/01097/FUL

Applicant Mr Rob Bailey

Location Land South East Of 75a,Wilford Lane, West Bridgford

Proposal Erection of four new dwelling houses with associated access

Ward Compton Acres

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection

RECEIVED FROM: Local resident

SUMMARY OF MAIN POINTS:

- Continues to object to the proposal on grounds of loss of privacy and overlooking due to the first floor living accommodation
- Questions why the living accommodation is required to be on the first floor given the presence of flood defences which protect the area

PLANNING OFFICERS COMMENTS:

Issues of overlooking are considered at paragraph 32 of the committee report.

Issues of flood risk are considered at paragraphs 26-28 of the committee report. The requirement for habitable living accommodation above the flood level is recommended by the submitted Flood Risk Assessment and supported by the Environment Agency. Taking into consideration the possibility of a breach event, the increasing risks posed by climate change and the lack of any guarantee that the flood defences will be maintained in perpetuity, the defences cannot be treated as a guarantee against flooding in this area, and we should therefore plan for such event in terms of new development. In the event of a breach of the flood defences, this area of Wilford Lane would have depths in excess of two metres, which therefore requires living accommodation at first floor.

2. Additional Officer Observations

SUMMARY OF MAIN POINTS:

The site planning history at paragraph 4 omits the following relevant planning applications –

Application ref: 06/01076/FUL - Construct two-storey building containing 5 apartments; terrace of three two-storey dwellings (with bedroom in roofspace) and two detached houses. This application was withdrawn.

Application ref: 06/01623/FUL - Construct two-storey building containing 5 apartments; terrace of three two-storey dwellings (with bedrooms in roofspace) and two detached houses. The application was refused on grounds of Flood Risk and on impact on the amenity of 75a Wilford Lane.

PLANNING OFFICERS COMMENTS:

The previously withdrawn and refused planning applications were determined under a different planning policy context. The current scheme for consideration is of a different amount, form and scale than the previously refused application and therefore the schemes are not directly comparable and should be considered on individual merit in the context of the most up to date planning policy.