

# Planning, Design, Access and Heritage Statement

for:

Extensions to dwelling

at:

Orchard Cottage  
61 Horton Road  
Datchet  
SL3 9HD

May 2022

dmh  
planning

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**Site**

Orchard Cottage, 61 Horton Road, Datchet, SL3 9HD

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**Applicant**

Ms A Lawrence

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**Document revisions**

| No.     | Details                | Date     |
|---------|------------------------|----------|
| DH/OC/2 | Planning<br>Submission | May 2022 |

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## 1.0 Introduction

1.1 This Statement accompanies a householder application proposing extensions to the property known as Orchard Cottage, 61 Horton Road, Datchet.

1.2 The application property has the following planning history

Pre-application discussions under references 22/90009/PREAPP and 22/90070/PREAPP - which involved the submission of plans and written response, followed by the review of amended plans, site meeting and written response.

21/02864/CPD | Certificate of lawfulness to determine whether the proposed detached outbuilding is lawful

|                 |                       |
|-----------------|-----------------------|
| Decision        | Permitted Development |
| Decision Issued | Mon 22 Nov 2021       |

21/00648/TPO | (T1) Pine - Prune to give up to 4m ground clearance on the southern sector of the crown and to raise this to achieve up to 5m ground clearance directly over the shared tarmac driveway. (TPO 20 of 2019)

|                 |                       |
|-----------------|-----------------------|
| Decision        | Application Permitted |
| Decision Issued | Thu 08 Apr 2021       |

20/03510/FULL | Replacement dwelling

|                 |                       |
|-----------------|-----------------------|
| Decision        | Application Withdrawn |
| Decision Issued | Wed 10 Mar 2021       |

20/00999/TPO | (T2) - Veteran Oak. Retrenchment pruning to comprise of reducing no more than 20% (1 in 5) of the branches emanating from the points of previous reduction and reducing these by no more than 50%. (TPO 020 of 2019)

|                 |                       |
|-----------------|-----------------------|
| Decision        | Application Permitted |
| Decision Issued | Tue 21 Jul 2020       |

19/01214/FULL | Replacement dwelling

|                 |                 |
|-----------------|-----------------|
| Decision        | Refused         |
| Decision Issued | Mon 08 Jul 2019 |
| Appeal Decision | Dismissed       |

18/03610/FULL | New five bedroom detached dwelling with associated parking following demolition of the existing dwelling

|                 |                 |
|-----------------|-----------------|
| Decision        | Refused         |
| Decision Issued | Mon 18 Feb 2019 |

02/82616/TPO | To prune and oak tree

|                 |                       |
|-----------------|-----------------------|
| Decision        | Application Permitted |
| Decision Issued | Wed 04 Sep 2002       |

99/77917/FULL | Erection of conservatory at rear

|                 |                       |
|-----------------|-----------------------|
| Decision        | Application Permitted |
| Decision Issued | Tue 27 Apr 1999       |

## 2.0 Site and Surroundings

- 2.1 Orchard Cottage is located on the left hand side of a cul-de-sac section off the main Horton Road. It has no defined front boundary treatment in front of the house. The garden areas are enclosed by landscaping.
- 2.2 The property does not front onto the main Horton Road, and has garden areas to the south, west and north of the property.
- 2.3 The property itself is a single storey building. As can be seen from the planning history, an extension has been added to the dwelling.
- 2.4 A detached garage is located to the south of the dwelling, whilst a further outbuilding south of the garage has recently been confirmed as meeting with the criteria of Permitted Development, 21/02864/CPD, and is nearing completion.

## 3.0 Planning Analysis

- 3.1 The National Planning Policy Framework (NPPF) was published in March 2012 and revised in July 2018 and February 2019, with the latest revisions issued in July 2021. The NPPF provides the Government's framework for delivering sustainable development and facilitating economic growth through the planning process. Planning applications must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.

- 3.2 Paragraph 8 states that there are 3 dimensions to sustainable development: economic, social and environmental. Development which helps to build a strong, responsive and competitive economy whilst supporting vibrant and healthy communities, providing housing to meet current and future requirements is to be achieved in a manner which protects the natural, built and historic environment.
- 3.3 The NPPF states at Paragraph 11 that at the heart of the document is a presumption in favour of sustainable development. For decision taking this means approving development proposals which accord with the development plan without delay and local planning authorities should positively seek opportunities to meet the development needs of the area. The presumption in favour of sustainable development is reiterated at Paragraph 49.
- 3.4 Paragraph 38 sets out that the Local Planning Authority should approach applications in a “positive and creative way” and should work collectively with the applicant to ensure that development is delivered to benefit the area socially, economically and environmentally.
- 3.5 Paragraph 47 states that applications should be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 3.6 Paragraph 111 states “the fact that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”.
- 3.7 When considering the wording of paragraph 111 it is fundamental to recognise that development proposals should only be refused if there would be an unacceptable impact on highway safety, or the residual or cumulative impacts met the test of severe.

- 3.8 Paragraph 119 of the NPPF sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes. Supporting paragraph 120 states that planning decisions should, amongst other things, support opportunities to use the airspace above existing residential properties and allow upwards extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene.
- 3.9 Section 12 of the NPPF highlights the need for achieving well designed places where in paragraph 126 the creation of high-quality buildings and places is seen as being 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.
- 3.10 Paragraph 130 points to the fact that development should be visually attractive as a result of good architecture and layout; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 3.11 The key points from Paragraph 130 where it sets out that Planning policies and decisions should ensure that developments are:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
  - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.12 Paragraph 134 highlights that development which is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

3.13 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

3.14 Historic England has produced guidance on development affecting the setting of heritage assets in *The Setting of Heritage Assets* (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.



- 3.15 Paragraphs 199-202 of the NPPF relate to designated heritage assets.
- 3.16 The paragraphs highlight the need to consider the impact of a proposed development on a designated heritage asset, and whether the benefits of the development would outweigh the harm.
- 3.17 Harm is defined by Historic England as a change which erodes the significance of a heritage asset.
- 3.18 The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.
- 3.19 The Royal Borough of Windsor and Maidenhead recently adopted a new Borough Local Plan on 8<sup>th</sup> February 2022.
- 3.20 Although the pre-application was initially submitted under the policies contained within the previous Local Plan, the pre-application responses were issued after the new Borough Local Plan was adopted and as such, was assessed against the newly adopted policies.
- 3.21 The policies referred to by the pre-application case officer included QP3, HE1, NR1, NR2, NR3 and IF2.
- 3.22 Character and design of new development is covered within the wording of Policy QP3. New development will be expected to contribute towards achieving sustainable high quality design in the Borough. It should respect and enhance the local, natural or historic character of the environment, paying particular regard to urban grain, layouts, rhythm, density, height, skylines, scale, bulk, massing, proportions, trees, biodiversity, water features, enclosure and materials.

- 3.23 New development should also respect and retain existing high quality townscapes and landscapes and helps create attractive new townscapes and landscapes. It should also have no unacceptable effect on the amenities enjoyed by the occupants of adjoining properties in terms of privacy, light, disturbance, vibration, pollution, dust, smell and access to sunlight and daylight.
- 3.24 Historic Environment is assessed within the wording of Policy HE1 where historic environment will be conserved and enhanced in a manner appropriate to its significance. Development proposals are required to demonstrate how they preserve or enhance the character, appearance and function of heritage assets (whether designated or non-designated) and their settings, and respect the significance of the historic environment.
- 3.25 Matters relating to flooding are covered in Policy NR1 where it states that flood zones are defined in the National Planning Practice Guidance and the Council's Strategic Flood Risk Assessment (Level 1). Within designated Flood Zones 2 and 3 (and also in Flood Zone 1 on sites of 1 hectare or more in size and in other circumstances as set out in the NPPF) development proposals will only be supported where an appropriate flood risk assessment has been carried out and it has been demonstrated that development is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms.
- 3.26 Policy NR2 addresses Nature Conservation and Biodiversity and confirms that designated sites of international and national importance, will be maintained, protected and enhanced. Protected species and habitats will be safeguarded from harm or loss and should be enhanced where possible.
- 3.27 It also states that development proposals will be expected to demonstrate how they maintain, protect and enhance the biodiversity of application sites including features of conservation value such as hedgerows, trees, river corridors and other water bodies and the presence of protected species.

- 3.28 Development proposals will be expected to identify areas where there is opportunity for biodiversity to be improved and, where appropriate, enable access to areas of wildlife importance. Development proposals shall also avoid the loss of biodiversity and the fragmentation of existing habitats, and enhance connectivity via green corridors, stepping stones and networks. Where opportunities exist to enhance designated sites or improve the nature conservation value of habitats, for example within Biodiversity Opportunity Areas or a similar designated area, they should be designed into development proposals.
- 3.29 Policy NR3 considers the impact on trees and confirms that development proposals should carefully consider the individual and cumulative impact of proposed development on existing trees, woodlands and hedgerows, including those that make a particular contribution to the appearance of the streetscape and local character/distinctiveness.
- 3.30 Furthermore, development should protect and retain trees, provide appropriate mitigation where harm to trees is unavoidable, and plant new trees where possible.
- 3.31 The policy also advises that where trees, hedgerow or woodland are present on site or within influencing distance of the site, or where there is reason to suspect the presence of protected species, applications will need to be accompanied by an appropriate tree survey, constraints plan, tree protection plan, and ecological assessment. Proposals will need to assess and demonstrate how they are sensitive to, and make provision for, the needs of protected species. The tree survey, tree constraints and tree protection plans shall comply with BS5837.
- 3.32 Appropriate Transport Strategies should be in place for any new development and is covered by Policy IF2 which considers Sustainable Transport.
- 3.33 This policy picks up on the different factors involved in addressing sustainable transport including appropriate parking provision.

## Key Planning Considerations

3.34 This application is accompanied by the following documents:

- i. Drawings
  - FLU.1625.06 - Proposed Site Plan Rev E
  - FLU.1625.07 - Proposed Floor Plans Rev E
  - FLU.1625.08 - Proposed Front and Side Elevations Rev D
  - FLU.1625.09 - Proposed Rear and Side Elevations Rev E
  - 3D View 1
  - 3D View 2
  - FLU.1625.01 - Location Plan
  - FLU.1625.02 - Existing Site Plan and Location Rev A
  - FLU.1625.03 - Existing Floor Plan
  - FLU.1625.04 - Existing Front and Side Elevations
  - FLU.1625.05 - Existing Rear and Side Elevations

3.35 The key planning considerations are the following:

- i. Impact on the character of the area and Heritage Implications
- ii. Relationship with neighbouring properties
- iii. Arboricultural and Ecological Impact
- iv. Flood Risk
- v. Other Planning Matters

### **i) Impact on the character of the area and Heritage Implications**

3.36 Development is considered acceptable in principle when located within a built up area subject to its compliance with appropriate policies.

3.37 A pre-application proposal was made prior to this submission. Within the initial pre-application response the Conservation Officer provided comments due to the proximity of the proposed development to the setting of a Grade II Listed Building known as the Lawn, which is located north of the application site.

- 3.38 The Conservation Officer placed certain emphasis on the significance of the Listed Building, and stated that although the grounds have altered the driveway, lodge and gate piers which form a de facto set entrance piece to The Lawn strongly contribute to the setting of the Listed Building.
- 3.39 It is however important to note that whilst the Conservation Officer considered the gate piers to form a de facto set entrance piece, that they are not original piers and have been replaced over time due to damage. This is clearly observed in the detail of the bricks and mortar that has been used when the piers have been replaced.
- 3.40 The comments acknowledge that Orchard Cottage is a modest and reasonably discreet single storey building of limited architectural merit. The comments then state that the proposal was to extend and modify the existing building, however due to the totality of the scheme this would be a de facto new building.
- 3.41 This is in fact an incorrect assumption made by the Conservation Officer. The plans submitted with the initial pre-application and this householder application clearly demonstrate that the ground floor is to remain as existing, but with the addition of a flank extension on the southern elevation and a small front/side extension on the eastern elevation following the removal of a previous extension.
- 3.42 Examination of the foundations have been carried out which confirm that they can support the addition of an upwards extension to create a new floor.
- 3.43 Therefore this is not a de facto new building as incorrectly stated by the Conservation Officer, but extensions to the existing dwelling.
- 3.44 The Conservation Officer did, however, note that the architectural form of the proposed scheme has taken in to account previous comments, but more could be done to achieve a subservient or sympathetic form.

- 3.45 Further to this, the Appeal Inspector's comments within the appeal for application 19/01214/FUL states that 'whilst the Council has concerns about the appearance of the crown roof, I note that a number of dwellings in the area have similar roof structures and so the design would not look out of place in the general street scene.'
- 3.46 The Appeal Inspector also noted that 'although the dwelling would be considerably larger and more imposing than the existing structure the footprint would not be considerably greater and the proposal would not represent an overdevelopment of the site.'
- 3.47 It was therefore requested that in light of the Conservation Officer comments appearing to conflict with the Appeal Inspectors comments on certain points, that a follow-up meeting as part of the pre-application process was actioned.
- 3.48 Whilst it was felt that the previous iteration of the scheme submitted initially for the pre-application process had provided a single storey dwelling with roof space/one and a half storey dwelling, the applicant wanted to work with the Council to achieve something that both parties would consider acceptable and therefore the applicant was willing to make a further reduction in height of the proposed upwards extension.
- 3.49 Revised plans were therefore prepared for discussion at the follow-up meeting with the case officer which took place on 22<sup>nd</sup> March 2022.
- 3.50 Despite the comments from the Appeal Inspector about the size of the footprint of the 19/01214/FUL appeal not representing an overdevelopment of the site, consideration was given to the Council's on comments on this matter within the initial pre-application response.

- 3.51 The footprint has been reduced due to the removal of the overhang/undercroft section from the larger first floor 'footprint'. The increase in footprint is actually utilising existing built form footprint, that being from the garage that is immediately adjacent to the dwelling and proposed to be demolished as part of this application.
- 3.52 The footprint and size of the extension is not considered as being an unacceptable increase, which the case officer, following their review of the amended plans submitted in the pre-application follow-up, confirmed as being acceptable within their email written response on 10<sup>th</sup> May 2022.
- 3.53 The Conservation Officer felt that the proposed architectural form, as a general principle was welcomed, and this has been carried into the revisions that now form this submission. Through the revisions made, the scale and detailing have also been amended. This has resulted in the removal of the 'inauthentic' appearance referred to by the Conservation Officer. Chimneys have been added to the detail at the suggestion of the Conservation Officer, which now provide a level of interest in the appearance of the dwelling.
- 3.54 The proposed extensions would not affect the setting of the Listed Building. This has been acknowledged in the written response received from the case officer for the pre-app on 10<sup>th</sup> May 2022. It clearly states that 'Further to our site meeting on 22nd March 2022, I can confirm that the proposed scheme is considered acceptable in respect of its impact on the setting of the nearby listed building (The Lawn) and in terms of the character and appearance of the area.'
- 3.55 The scheme is sympathetic to the local character and history of the surrounding built environment.
- 3.56 The revised scheme is therefore considered to have addressed the concerns raised in the pre-application discussions and now presents a scheme that is compliant with Policy HE1 of the Local Plan.

- 3.57 The proposed extensions to the dwelling are considered to be sympathetic to the existing building and adopt an architectural style that reflects its setting.
- 3.58 The proposed extensions seek to provide significant improvements to the family home, and bring it up to date with current required living standards.
- 3.59 Rooms have been designed to meet with the national space standards, and have ensured that they all achieve appropriate levels of light, therefore providing a high standard of amenity for existing and future users.
- 3.60 This can only be achieved at the property through the proposed upwards extension, and as already noted, the design is of a high standard that would function well and add overall quality to the area, not just in the short term but over the lifetime of the dwelling.
- 3.61 It is a visually attractive scheme as a result of making efficient use of the layout of the site and by ensuring it has been designed with good architecture.
- 3.62 The scheme is considered to be of good design and complies with the wording of paragraphs 126 and 130 of the NPPF and Local Plan Policy QP3.

**ii) Relationship with neighbouring properties**

- 3.63 The application site and the position of the dwelling within its plot ensures that there are already appropriate separation distances to the neighbouring properties.
- 3.64 The proposed ground extensions have no impact at all on the established separation distances.



- 3.65 Whilst there is the proposed upwards extension of the dwelling, the position of the proposed windows would not give rise to unacceptable levels of overlooking to any of the neighbouring properties and therefore loss of privacy is not an issue.
- 3.66 The upwards extension would also not appear overbearing or overdominant and would not result in a loss of light to any of the neighbouring properties.
- 3.67 The proposed scheme is therefore considered to be of good design and as such would be compliant with Policy QP3 of the Local Plan and paragraphs 126 and 130 of the Local Plan as already stated earlier within this Statement.

### **iii) Arboricultural and Ecological Impacts**

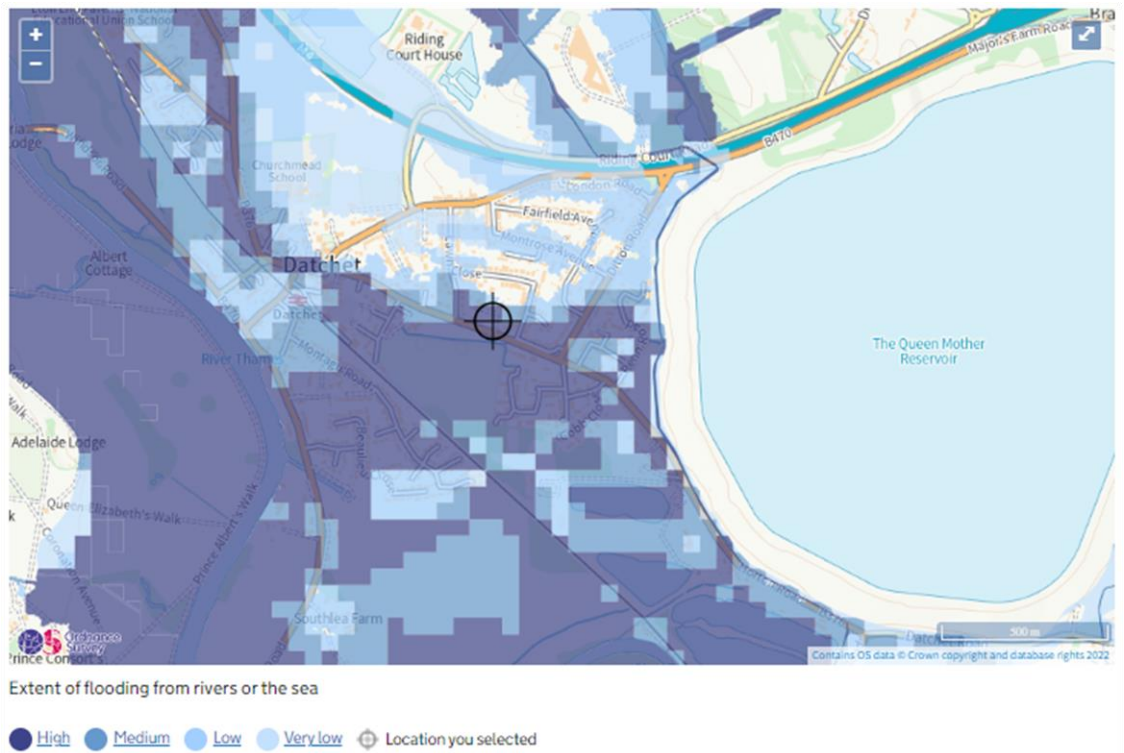
- 3.68 The application is supported by the submission of Preliminary Roost Assessment Survey and an Arboricultural Method Statement, both undertaken by Arbtech Consulting Limited.
- 3.69 Without wishing to repeat the details of each report verbatim within this Planning Statement a brief summary of each report is provided.
- 3.70 The Arboricultural Method Statement summarises that the overall quality and longevity of the amenity contribution provided for by the trees and groups of trees within and adjacent to the site will not be adversely affected as a result of the local planning authority consenting to the proposed development. The proposals do not result in any adverse impact to TPO trees. The only impact is from the proposed incursion of less than half a percent to T01, thus considered as negligible.
- 3.71 The design utilises existing foundations adjacent to the RPA of T13, therefore no excavation is required within the RPA of this tree.

- 3.72 The ecology report concludes that the roof tiles of the existing dwelling are in very good condition with no obvious gaps. Internally, there were no gaps or tears in the felt lining within the loft. The building has negligible habitat value for roosting bats.
- 3.73 The garage building which is to be demolished has a roof that is single lined sheeting which is in relatively good condition. Internally, it is heavily cobwebbed and heavily illuminated. The garage has negligible habitat value for roosting bats.
- 3.74 Bats are very unlikely to be roosting within either building and as such, there are not anticipated to be any impacts on bats as a result of the proposed works.
- 3.75 It continues by stating that the site provides negligible habitat for barn owls or breeding birds.
- 3.76 In light of these reports, the application is considered to be compliant with Policy NR2 and NR3 of the Local Plan.

**iv) Flood Risk**

- 3.77 The application proposes the extension of the existing dwelling at ground floor level, with an upwards extension over the existing footprint of the dwelling and the proposed ground floor extension.
- 3.78 The ground floor extension, which is proposed, would utilise the floor area of the garage that is to be demolished at part of this application. This approach, the demolition of the garage has been taken so as to off-set the loss of flood compensation area by the proposed extension to the dwelling.

- 3.79 Previous applications submitted on this site, which were assessed as being replacement dwelling applications, have included flood risk assessments where it has been demonstrated that there has been no impact on the flood risk at the site. The Council when determining the most recent applications raised no objection to flood risk in their reasons for refusal. This was also confirmed as not being an issue when a past application was appealed.
- 3.80 It is noted that the government has placed increasing priority on the need to take full account of the risks associated with flooding at all stages of the planning and development process.
- 3.81 A review of the Environment Agency's Flood Map shows that the proposed development site lies within a Flood Zone 3, bordering the Flood Zone 2.



- 3.82 Recent responses, as confirmed in the Flood Risk assessment carried out by Nimbus for application 20/03510/FULL confirmed that “The Environment Agency’s latest flood modelling evidence (Thames Hurley to Teddington) 2019 model) suggests that large parts of Datchet are no longer shown to be impacted by “overland” fluvial flooding during smaller/more frequent floods, for instance up to the 5% annual exceedance probability (1 in 20 chance of flooding in any given year).”
- 3.83 It continued by stating that the Environment Agency confirmed that “The change in the way flooding is being represented does not suggest a reduction in flood risk in Datchet. Experience has shown that Datchet is highly susceptible to flooding due to elevated groundwater levels, where the river flows through the alluvial gravels. As such, these are associated with high levels in the River Thames. The Environment Agency and Royal Borough of Windsor and Maidenhead are working together to produce a 5% annual exceedance probability outline which better represent the flooding mechanism in Datchet. We are also considering the impact of this work on the planning process”.
- 3.84 Further to this, within the recreation area opposite the application there is a wooden wall that acts as a flood barrier to the ditch (within the recreation area) that would flood during an extreme flood event.
- 3.85 Although this proposed development site flooded in the historic flood event of 1947, it has not flooded in any subsequent extreme flooding events, and therefore the flood wall acts as barrier to any flooding from the adjacent rivers and watercourses.
- 3.86 When properties are extended within Flood Risk Areas, the Government advice is to make sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. Applicants are also advised of the need to use flood resistant materials up to at least 300mm above the estimated flood level.

3.87 In this instance the applicant is proposing to have the finished floor level of the ground floor extension at the same height as the existing floor levels. The rest of the proposed extensions are at first floor level and therefore are automatically set above the existing ground level.

3.88 This is clarified in drawing FLU.1625.08 - Proposed Front and Side Elevations Rev D, where the finished floor levels are clearly indicated on the plans.

3.89 The applicant has advised that they will seek to design the extensions at ground floor level in the following ways as stipulated within the Government guidance:

- i. using flood resistant materials that have low permeability to at least 600mm above the estimated flood level
- ii. making sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level
- iii. using flood resilient materials (for example lime plaster) to at least 600mm above the estimated flood level
- iv. by raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level

3.90 As defined by the National Planning Policy Framework (NPPF) the development is classed as a minor development due to the scale of the proposed works (domestic extension under 250 sqm). Accordingly, consultation with the Environment Agency has not taken place.

3.91 In accordance with the Environment Agency's Table 2: Flood Risk Vulnerability Classification, the proposed development is classed as more vulnerable due to the site falling in Flood Zone 3.

- 3.92 Due to the location and the scale of development proposed (less than 250 sqm), neither a Sequential nor Exceptions Test is considered to be necessary. Accordingly, it should be acknowledged that as a matter of principle, such a development is acceptable and would not result in a material increase in flood risk, according with NPPF paragraph 168.
- 3.93 The proposals have an expected lifespan of 100 years.
- 3.94 The proposed extension to the dwelling will also look to incorporate the following Sustainable Urban Drainage (SUDs) design in accordance with the NPPF for planning applications drainage hierarchy as follows:
1. Store rainwater for later use
  2. Infiltration techniques
- 3.95 Assuming these measures post development are adhered to, there will be no increase in surface water run-off from the site.
- 3.96 As the site is located within a flood zone area, it will be necessary to make sure that the occupants are fully aware of the flood risk and flood warning and evacuation during an extreme event. If necessary, during a flood event the first floor will provide a safe haven for the occupants, which is something that is not currently possible at the property.
- 3.97 The occupants are advised to utilise the Environment Agency's Flood Warnings Direct which is a free flood warning service called Floodline Warnings Direct (FWD). This service generally gives an advance notice of when flooding is likely to happen and time to prepare for a flood event.
- 3.98 The Flood Warning Service is provided by the Environment Agency across England and Wales in areas at risk of flooding from rivers or the sea. This is provided using up to date rainfall, river level and sea condition monitoring 24 hours a day to forecast the possibility of flooding. If flooding is forecast, the Environment Agency will issue warnings using a set of three different warning types.

3.99 The Environment Agency's Flood Warning target lead time; the time between a flood warning being issued and the onset of flooding is approximately two hours. Providing the Environment Agency can meet their target Flood Warning lead time, the residents of the proposed development will have two hours to ensure that property is relocated to minimise risk and evacuation to safe locations can be carried out.

3.100 Within the Home the following measures will be taken:

1. Move furniture and electrical items to safety at first floor level
2. Put sandbags in place around perimeter of the property.
3. Turn off electricity, water and gas supplies
4. Roll up carpets and rugs
5. Move sentimental and valuable items to safety
6. Put important documents in polythene bags and move to safety.

3.101 Furthermore, no sleeping accommodation is proposed on the ground floor through the creation of the upwards extension.

3.102 The proposed scheme will provide benefits to the standard of living currently experienced at the property without having a detrimental effect on the impact of flooding.

3.103 This assessment of the flood implications has demonstrated that the proposed extensions would be compliant with Policy NR1 of the Local Plan as well as the relevant paragraphs within the NPPF.

**v) Other Planning Matters**

3.104 There are no affordable housing matters to be considered as this is for an extension to an existing dwelling and does not create a new dwelling.

3.105 The application site is not located within a Conservation Area.

- 3.106 With regard to parking, Policy IF2 of the Local Plan states that parking should accord with the relevant parking standards. These are currently the Council's Parking Strategy 2004 which requires a minimum of 2 parking spaces being provided within the site. This is achieved.
- 3.107 Moreover there would be no unacceptable impacts on highway safety, and neither would there be a residual or cumulative impact on the highway that would be severe.

## 4.0 Conclusion

- 4.1 The development complies with the Policies of the Local Plan, as well as the wording of the NPPF.
- 4.2 Of particular note is that the proposed extensions, due to being of a high quality of design, is considered to accord with the wording of paragraphs 111, 119, 120, 126 and 130 of the NPPF.
- 4.3 The proposed extensions are of a design, size and scale that is in keeping with and respects the setting the property finds itself in and therefore demonstrates its compliance with Policies QP3, HE1, NR1, NR2 and NR3 of the Local Plan.
- 4.4 The extended dwelling would cause no harm to the amenities of the neighbouring properties, thus confirming the scheme is compliant with Policy QP3 of the Local Plan.
- 4.5 Taking the above into account, this Planning Application to extend the dwelling should be granted permission.