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From: David Gould <David.Gould@blaby.gov.uk>
Sent: 19 July 2022 17:38
To: Planning Mailbox <planning@blaby.gov.uk>
Cc: Helen Wallis <Helen.Wallis@blaby.gov.uk>
Subject: Planning Application 22/0313/HH

Planning Application reference number 22/0313/HH

15 Main Street Kilby

Thank you for consulting me with regard to this planning application, which is for the conversion of old barn to form habitable annex-style living accommodation, subsidiary to the main dwelling.

I have considered the documents submitted with regard to the following potential planning constraints:
Flooding and drainage

I have objections to make in respect of the application. This is due to deficiencies in the drainage related information currently submitted with the application, as detailed below.

Assessment of impact of the proposed development

The submitted plans and elevations show a kitchen and bathroom which will produce foul water, however there are no details of how this is to be disposed of. A detailed layout could be submitted at a later stage by way of a suitably worded condition. However I would prefer the applicant to state prior to determination whether mains sewerage is to be used or not.

There are also no details of how surface water is to be disposed of. Some areas of Kilby village have been subjected to historical flooding. I note that the proposed development site is not within Flood Zone 2 or 3, and that no new areas of roof are proposed. If new rainwater goods are to be installed as part of the scheme, I would encourage the use of appropriate SUDs features to minimise the volume of piped surface water that leaves the site. It would be useful if the applicant could clarify intentions relating to surface water drainage.

I hope that these comments are useful.

Kind Regards

David Gould
Senior Environmental Health Officer
Environmental Services Team
Blaby District Council
Telephone 0116 272 7546

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