

BRECKLAND COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 20th April 2009

ROCKLANDS: SITE AT 68 THE STREET: DEMOLITION OF BUNGALOW AND ERECTION OF FOUR DWELLINGS. 3PL/2008/1467/O

REPORT OF DEVELOPMENT SERVICES MANAGER AUTHOR: James Stone – Senior Development Control Officer

DEFERRED ITEM REPORT

1. This report concerns an outline proposal for the erection of four dwellings, following the demolition of an existing bungalow, on land within the settlement boundary of Rocklands.
2. Members will recall that at the Development Control Committee of 15th December 2008, the ward member and local residents raised strong concerns with respect to the potential of the proposal to increase flood risk in the immediate locality. Notwithstanding the detailed drainage scheme provided by the applicants, it was considered necessary to defer the application to allow the Environment Agency the opportunity to comment on the proposed drainage scheme and to assess if a Flood Risk Assessment (FRA) was required. It should be noted that the site lies within an area classified as Flood Zone 1.
3. The Environment Agency subsequently raised no objection to the proposal but provided some detailed comments in respect of the scheme designed for the site. These have since been addressed by the provision of further calculations. The Agency has no further comments.
4. Anglian Water has also confirmed that foul drainage from the development can be accommodated within the existing sewerage system without the need for any offsite reinforcement works.
5. The additional drainage information has been scrutinised by the Council's independent consultant who concludes that the development will not increase the flood risk to properties in the area.
6. The reasons for the Officer recommendation remain as stated in the original report which is attached.
7. **Recommendation:** That conditional planning permission be granted.