

<p>Item 4</p> <p>15/00394/FUL</p> <p>Cariads Rest, Kingsmans Farm Road, Hullbridge</p>	<p>Contents:</p> <ol style="list-style-type: none">1. Amended Draft Flood Risk Assessment2. Applicant's Comments <p>1. Amended Draft Flood Risk Assessment</p> <p>An amended draft FRA has been received, which seeks to address concerns previously raised in the Environment Agency's consultation response. At the time of writing this addendum a further consultation response from the EA had not yet been received, but will be reported verbally to Members at the Committee, if received.</p> <p>2. Applicant's Comments</p> <p>Further to the publication of the officer's report please find below valid comments that have either been ignored or, more importantly, failed to be addressed.</p> <ol style="list-style-type: none">1. The current habitable living space on the ground floor needs to be removed as the existing dwelling is on a flood plain.2. To achieve this alone a 100% increase in floor space is required just to maintain the current habitable floor space on the new first floor, meaning an increase of 25% is not practical.3. In line with building control and Environment Agency requirements placed on the development of Number 10, which only allows for bedrooms on the second floor, our plans accommodate this; again this would increase the floor space by a further 100%.4. The permitted build on Plot 10 had an increase in floor space of well over 500%.5. The permitted development on Plot 10 over shadows the current house on Plot 9 and this means the house on Plot 9 is now out of proportion to the developments around it and the proposed foot print will allow it to be brought in line with its neighbours.
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6. The permitted development at No 10 means the house on Plot 9 is surrounded by a wind vortex that on a day with a wind force of 5 or more makes it more or less impossible to stand or sit on the south side of the property unless you move around 5 metres from the front of the house when you move out of the vortex.
7. The development cannot be compared to the development at Green Shutters as Green Shutters is a substantial property and its development would put it out of proportion with its neighbouring properties.
8. The development of Plot 9 only brings it in line with the proportions with its neighbouring properties (see Special Circumstance Documents) and in the case of Plot 8 its foot print is substantially less and with regard to Plot 10 it is only 3 floors, compared to 4.
9. If, as suggested, there are 6 potential other houses that could develop, would dispute that number; all of these should be encouraged as the ones I can think of all have habitable living space on the ground floor and the Council as a duty of care should encourage development as all the builds are on a flood plain and for the safety of residents all habitable living space should be moved to first floor level.
10. With regard to FRA we have tried and failed at the time of writing to gain information from the Environment Agency where they have supplied inconsistent data and measurements, meaning we cannot complete our response to them until they respond. However, we are 100% confident we can supply all the required information to gain the Environment Agency's backing.
11. Our pre planning application was accepted by the Planning Department and was encouraged by saying that it had been discussed with all officers and it was felt the development should be approved.

	<p>12. The development of a sustainable property with reference to the National Planning Policy Framework and the three dimensions to 'sustainable development' economic, social and environmental builds.</p> <p>Finally, this development must be treated with the special circumstances presented on 8 August 2015, along with the notes above.</p>
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