

## PLANNING SERVICES COMMITTEE - 24 April 2003 Item R7 Referred Item

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TITLE :                    **02/00957/FUL  
ERECTION OF THREE STOREY DWELLING HOUSE  
LAND ADJACENT 15 KINGSMANS FARM ROAD,  
HULLBRIDGE**

APPLICANT:           **MR AND MRS E BASS**

ZONING:                **RIVERSIDE SETTLEMENT**

PARISH:               **HULLBRIDGE PARISH COUNCIL**

WARD:                 **HULLBRIDGE**

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In accordance with the agreed procedure this item is reported to this meeting for consideration.

This application was included in Weekly List no. 670 requiring notification of referrals to the Head of Planning Services by 1.00pm on Tuesday 15<sup>TH</sup> April 2003, with any applications being referred to this Meeting of the Committee. The item was referred by Cllr Mrs R Brown.

The item which was referred is appended as it appeared in the Weekly List together with a plan.

- 7.1 **Hullbridge Parish Council** – concern was raised that this proposal is in the flood plain and also concern expressed regarding the height of the building.

### NOTES

- 7.2 This application seeks full planning permission for the erection of a three-storey dwelling house. The proposed dwelling would measure 9 metres in height, and is considered acceptable in terms of its design and height, having regard to the scale of other dwellings in the road.
- 7.3 The plot of land to which this proposal relates is currently not built on. A caravan is stationed on the land.
- 7.4 In the current Local Plan, the site is designated as 'Kingsmans Farm Road Riverside Settlement' to which Policy H10 relates. Policy H10 advises that residential applications will in principle be permitted. However, Policy H10 is out of step with the more recently published Planning Policy Guidance Note 25 (Development and Flood Risk) (2001), and PPG25 provides the key flood risk criteria against which the application should be judged.

- 7.5 The site lies within the floodplain of the River Crouch, and the sea wall, even as recently upgraded does not provide the level of protection required by PPG25. PPG25 considers that it is generally unsuitable to provide new residential development in inadequately defended areas that are currently undeveloped or are sparsely developed. Kingsmans Farm Road comprises a loose knit ribbon of dwellings in the countryside. It is considered sparsely developed, and readily distinguishable from an urban settlement that would be considered developed.
- 7.6 The applicant has provided a Flood Risk Assessment, which the Environment Agency accepts complies with the requirements of PPG25 in terms of minimising damage to the property: the house incorporates wet proofing and warning systems, and no habitable floorspace is provided at ground floor. However, the Environment Agency objects to the principle of providing any dwelling on the site. Ultimately, the proposal seeks to introduce a new house, and occupants, into an area of acknowledged flood risk, which inevitably increases the risk to life.
- 7.7 Three householder notification letters have been received concerned that the proposal is out of keeping, changes in the land levels, capacity of sewers.
- 7.8 **County Surveyor (Highways) - De-Minimis.**  
**Environment Agency - OBJECTS** in principle. The site is within a flood risk area identified on the Agency's indicative floodplain maps. Based on the probability of flooding, the site would be considered within a High Risk Flood Zone. PPG25 seeks to ensure that development is not exposed to an inappropriate flood risk. In this instance the proposed development would seem to be situated in a High Risk undeveloped/sparsely developed area and it would be inappropriate to provide a dwelling, having regard to the level of risk to which it will be exposed. The submitted Flood Risk Assessment complies with PPG25 in terms of safety and minimising damage to property. The Agency requires that should the LPA be mindful to approve the application against its advice, the Agency be advised of this, in order that the Agency could consider the potential for flood risk mitigation measures or else maintain its objection.
- 7.9 **English Nature** - Advisory comments regarding habitat regulations and Wildlife Act.  
**Crouch Harbour Authority** – There should be no structure/pontoon on foreshore.  
**Housing, Health and Community Care** – Control of nuisance.

**REFUSE**

- 1 The site is indicated as being within a flood risk area as identified by the Environment Agency's Flood Plain Maps and within a High Risk Flood Zone as identified in Table 1 of Planning Policy Guidance Note No. 25 Development and Flood Risk (PPG25). Moreover, in the opinion of the Local Planning Authority, the site lies within an area that is sparsely developed. The proposal is considered contrary to PPG25, which states that residential development is generally not suitable in such areas, due to the increased risk to life.

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**Relevant Development Plan Policies and Proposals:**

H10, H11, of the Rochford District Local Plan First Review

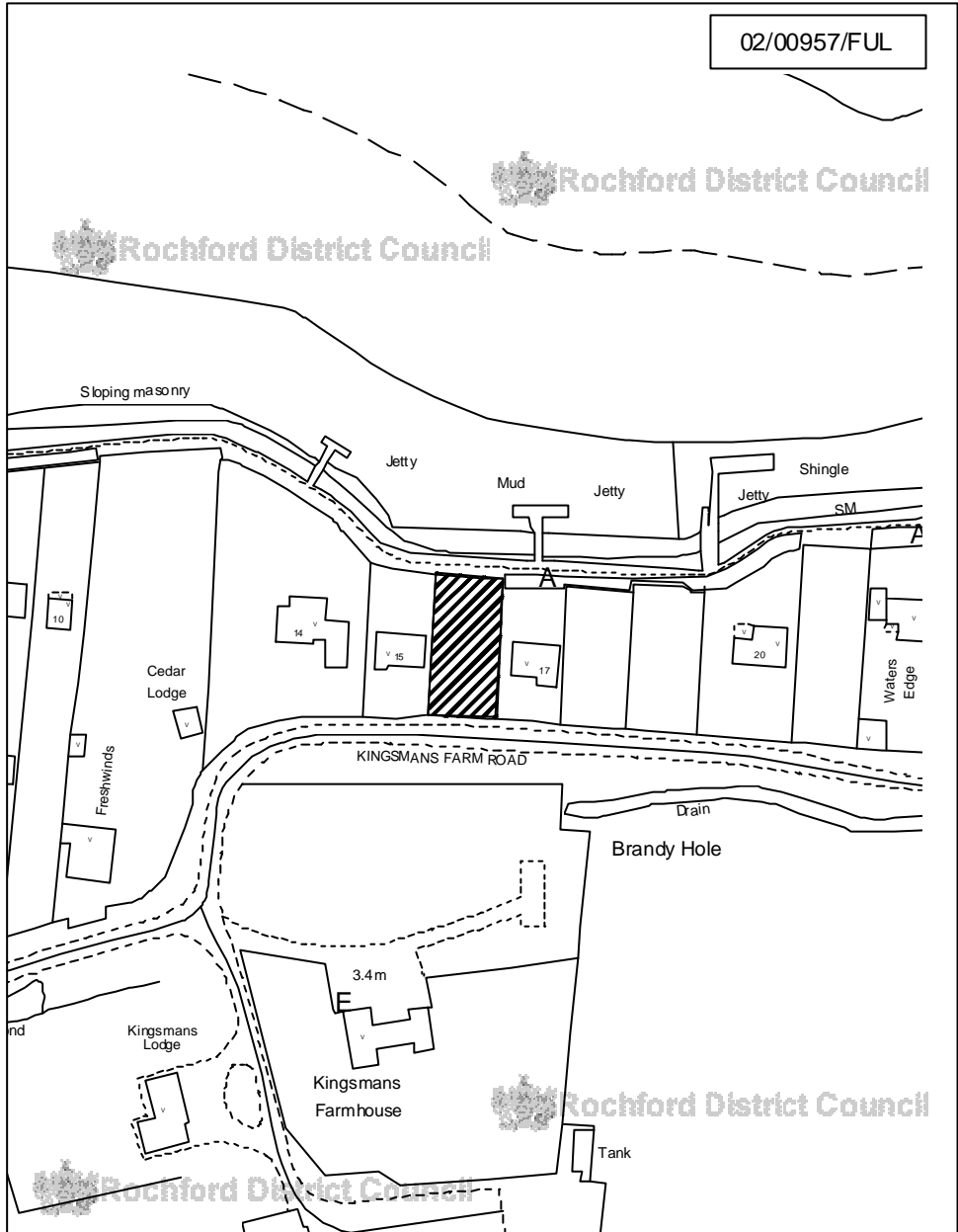
A handwritten signature in black ink, reading "Shaun Scrutton". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Shaun Scrutton  
Head of Planning Services

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For further information please contact Lee Walton on (01702) 546366.

02/00957/FUL



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