

## 20/00152/FUL – Committee Comments

Your planning officer's report comprehensively sets out the planning matters to be considered with this application. Officers have recommended that this application be refused consent solely on the grounds of flood risk.

We have worked constructively with officers to find a solution to the recommended refusal reason. Regrettably, we have been unable to reach agreement.

This application is twin tracked with application reference 20/01186/FUL, which is to be determined later today under committee item 4(2).

This alternative application (which is recommended for approval by officers) is for the conversion of 1 and 3 Kennet Road from two dwellings to create six self-contained flats (a net increase of 4 dwelling units).

In comparison, this proposal seeks consent for the demolition of existing dwellings (2 dwelling units) and erection of 2No. semi-detached dwellings and 1No. detached dwelling (a net increase of one dwelling unit).

It is acknowledged that the application site lies within Flood Zone 3, and thus new build housing requires the submission of a sequential test.

Disagreement exists between your officers and the applicant in respect to the scope of the sequential test, we would thus ask members to consider this application from a practical standpoint.

The sequential test submitted with this application demonstrates that there are no sequentially preferable sites within a reasonable search area. Officers consider that the search area should extend to the whole district, whereas we consider that the sequential test should be limited to the comparable urban areas of the district.

The applicants submitted sequential test clearly demonstrates that none of the other sites in line with the methodology of the test are suitable and/or available alternatives. Thus, we submit that this proposal passes the sequential test

We would urge members to consider this application pragmatically applying logic and common sense. The proposed development will provide high quality accommodation complying with all local and national planning policies.

It is notable and very relevant that the statutory consultees responsible for flood risk matters (Environment Agency and the Lead Local Flood Authority) raise **no objection** subject to condition. It is an important factor that the site is within an area that benefits from Environment Agency flood defences, substantially reducing the risk of flooding.

It is accepted that the site is in a location where the principle of development is acceptable and that there is no objection from the Conservation Officer.

Furthermore, it is noted that the officers conclude that proposal will not give rise to issues of impact to neighbouring amenity.

The proposed development has wider sustainability benefits, in accordance with the objectives set out in the National Framework. Additionally, the development will be safe for its lifetime through appropriate mitigation and the presence of flood defences.

Mindful that your officers are supportive of the alternative development proposal (conversion to 6 flats) we submit that three new build dwellings provide an opportunity to create a high-quality development accommodating appropriate flood mitigation measures.

We thus respectfully request that members support this proposal.