

Parish and Application No Inspectorate's Ref	Location and Appellant	Proposal	Officer Recommendation	Decision
THATCHAM 13/01598 Pins Ref 2207745	26 Meadowsweet Close, Thatcham Mr M Toms	Relaxation of drainage condition	N/A	Allowed 11.2.14

The appeal is made against a grant of planning permission subject to conditions. The condition in dispute is No.4 which relates to the provision of sustainable drainage measures to manage surface water within the site and required details of such to be submitted before the commencement of development.

The main issue is whether the disputed condition is reasonable or necessary in the interests of preventing the increased risk of flooding. The Inspector considered the criteria of the National Planning Policy Framework and Policy CS16 of the West Berkshire Core Strategy (2006-2026) and noted that the site is within a Critical Drainage Area.

The Inspector concluded that a condition to deal with the disposal of rainwater run off is necessary and reasonable in the interests of preventing an increased risk of flooding. In this instance the disputed condition was deleted and substituted with a simplified condition to reflect the nature of the development.