Mr A F Wheatley
Bourne Cottage
Four Rixon Gate
Ashton Keynes
Wiltshire
SN6 6PH

30th March 2016

Wiltshire Council
Monkton Park
Chippenham
SN15 1ER

Attention: Development Services

Dear Sirs,

Householder Application for Planning Permission

Please find attached householder application for planning permission, following response to pre-application reference 16/01704/PREAPP.

The pre-application response was positive with a recommendation that the proposed development would be acceptable (paragraph as detailed below).

I am minded that the proposed garage and outbuilding extension would be acceptable and will be in keeping with the character and appearance of the streetscene, the host dwelling and neighbouring properties. It should be noted that the property is in a Conservation Area and should any works be required to trees these should be detailed as part of the application. I note that there are no proposed changes to the access to the property and the Highway Authority has no objections to the proposal. It is considered that by means of its design, scale and siting, the garage and store would integrate satisfactorily in relation to other properties and local street scene and should be acceptable.

There were however some concerns raised by the Drainage Team regarding the location of the proposed building in relation to Flood Zones, which I have addressed below:

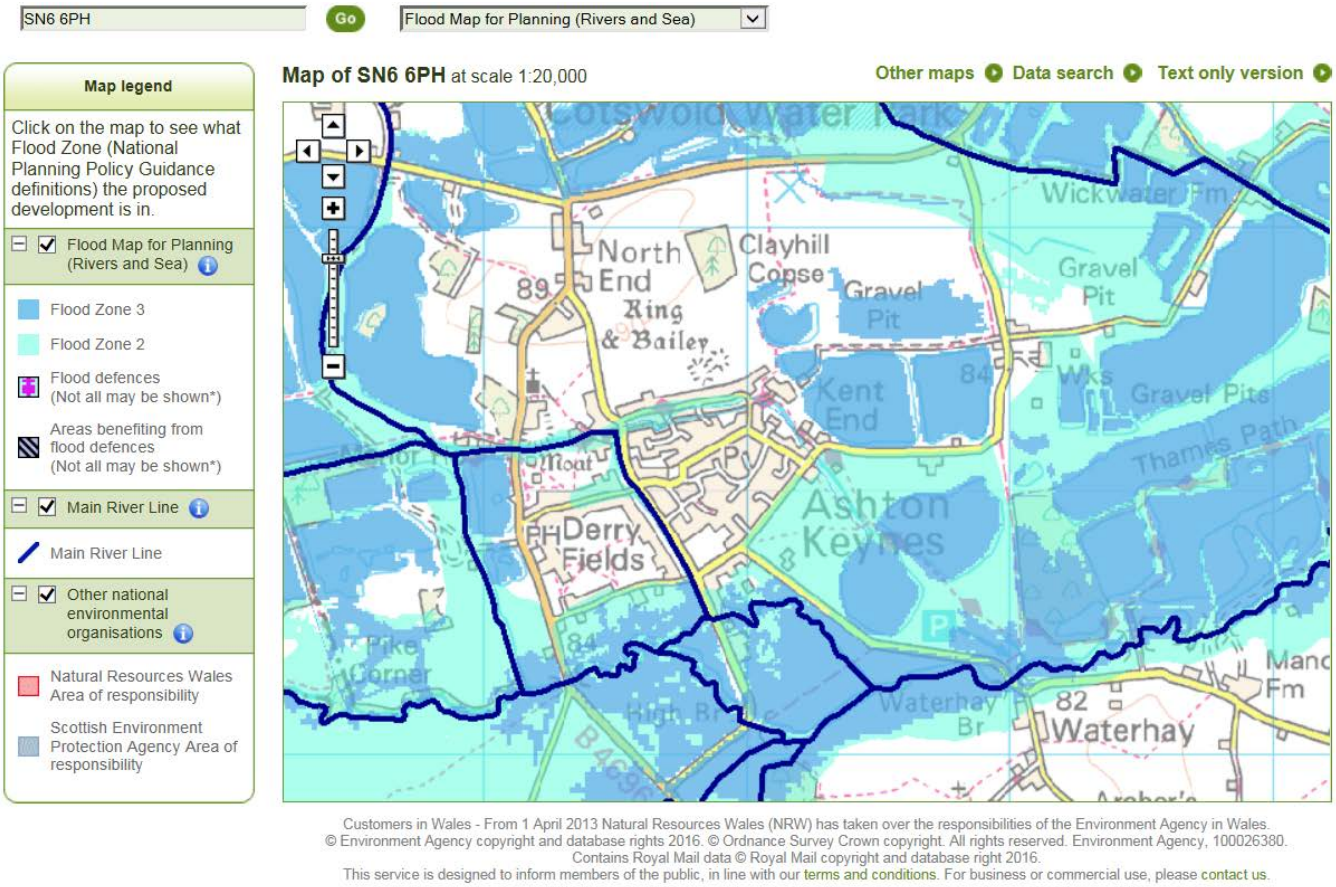
1. Flooding in this location is not an issue and it seems from local records there have been no floods in living memory. I have double checked that this is the case with one of the local councillors.

2. The watercourse adjacent to the proposed building is controlled with flood gates further upstream, hence why flooding in this area is never an issue.

3. Our existing garage, due to be demolished prior to commencement of works, has no gutters and surface water pours off the edges of the roof and left to discharge into the ground. Whereas all surface water for the proposed new garage and outbuilding will discharge directly into existing downpipes connected to the surface water drainage system, thus reducing the potential for any localised flooding.

4. I have fully investigated whether Land Drainage Consent is required and it would appear not to be the case as full planning permission was recently granted to the adjacent property (No 8 Rixon Gate) for a very similar three bay garage development plus a fairly substantial extension to their existing dwelling (still currently under construction) setting a precedent in this area, as neither application number 13/06191/Ful or 14/05080/Ful required the need for Land Drainage Consent or an Environment Agency Report. At this point it is worth mentioning that No 8 is closer to Flood Zone 2 and also within 8m of an uncontrolled ordinary watercourse.

5. For ease of reference, I have downloaded the latest Flood Zone Map for SN6 6PH from the Environment Agency website, which confirms that a. Bourne Cottage is not in either Flood Zone 2 or Flood Zone 3 (see map below) and b. is in fact over 130m from the edge of Flood Zone 2. Environment Agency advice suggests that if a property or proposed development falls outside of a potential flood zone, no further investigation is required.



Taking all of the above into account, one trusts no further investigation is required with regards to either land drainage or risk of flooding. However should it be deemed necessary for the local officer to make a site visit, I would be more than happy to accommodate them.

Please feel free to contact me at any time should you wish to discuss this application.

With this in mind, I look forward to a speedy conclusion to this matter.

Yours faithfully,

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