EVANS PLANNING & DESIGN

Change of use of part of the Annex at Brookside, Mill Lane, Corston to enable subletting.

Addendum to Flood Risk Assessment

Building Rear of Brookside, Mill Lane, Corston, Wiltshire SN16 0HH

February 2023

Introduction

Firstly, it is important to acknowledge that this is an existing building which was built following planning approval in 2012. Whilst initially built as a garage with office space above there were no conditions placed on that approval to prevent the conversion of this structure to residential accommodation ancillary to the main dwelling house. Therefore, the permitted use of the building is already residential, and it has been periodically rented out as an Airbnb or occupied by friends and relatives without the need for planning permission. The continued use of this structure for guests or for sporadic Airbnb use can therefore continue and must be weighed against this current application.

Brookside Cottage is currently a privately rented house and the current occupants do not require the use of this annex. Consequently, due to a high demand for affordable small residential units it is being rented out separately from the main building. It is not intended that the annex be sold as a separate dwelling, however, whilst the two buildings remain in the same ownership, when a tenant has no requirement for the annex the owner would like to maintain the option of being able to let this building separately.

Having requested the relevant flood records from the Environment Agency the documents in Appendix 1 have now been received. It is noted that:

- This information corresponds with the flood zones shown on the Councils Flood Risk Assessment GIS mapping which was referenced in the original report.

- There is no actual flood data for this area and the mapping has been produced using the National Generalised Model, consequently, the water levels should be considered guidance only.

- The additional information provided by the EA with regards to the high banks of the brook support the topographical data provided in the previous report.

Considering this is an existing building already in residential use, as outlined above, and there was previously a two-storey garage in this location, it is noted that there is no records of this building or its predecessor flooding. With that in mind it is considered that to require flood risk modelling would be excessive.

Environment Agency Flood Mapping

The Environment Agency have provided a Current Flood Defence Map, which identifies naturally high ground occurring where the bank of the brook is closest to the annex:

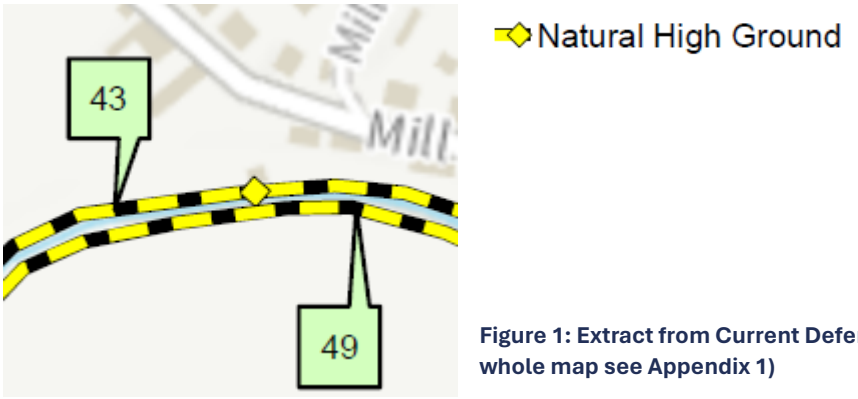


Figure 1: Extract from Current Defences Map Ref: 342793-WX (for whole map see Appendix 1)

The computer-generated anticipated water depth during a 1 in 100 year flooding event is estimated to be between 0 and 1m. It is noted that most of the driveway is either 0 or up to 0.5m:

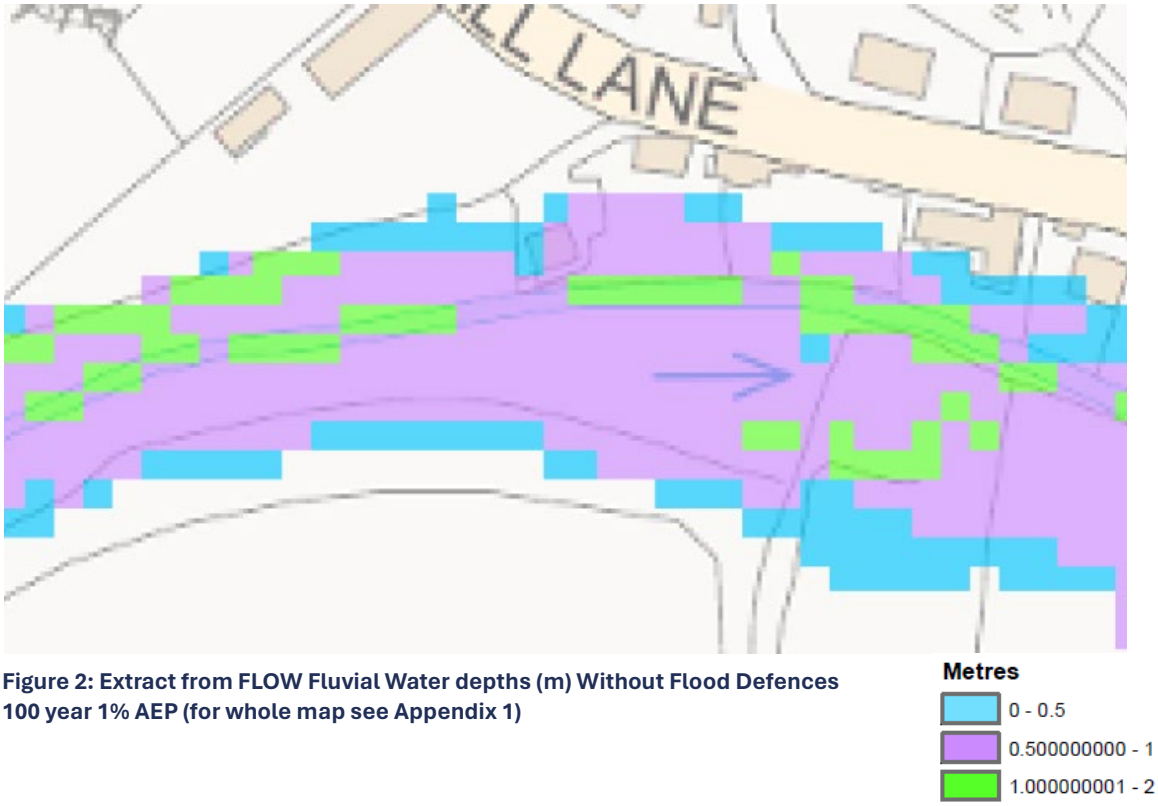


Figure 2: Extract from FLOW Fluvial Water depths (m) Without Flood Defences 100 year 1% AEP (for whole map see Appendix 1)

The computer-generated anticipated water depth during a 1 in 1000 year flooding event is estimated to be between 0 and 2m. It is noted that the higher level of flooding is associated with 3 pixels and that the entrance is anticipated to largely fall within the 0.5m maximum category:

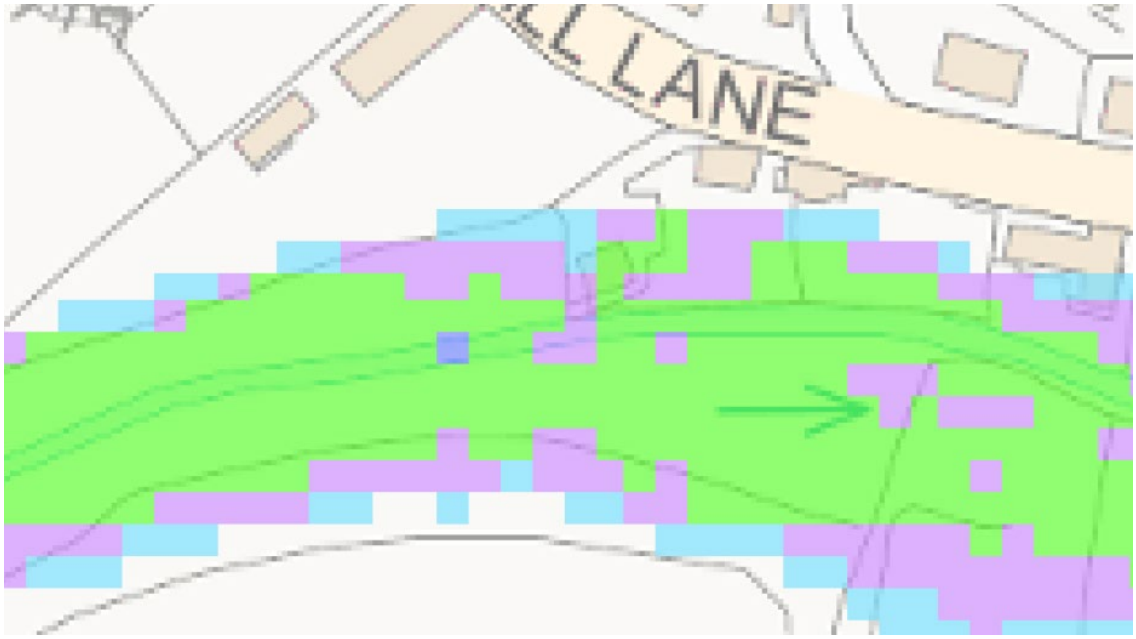
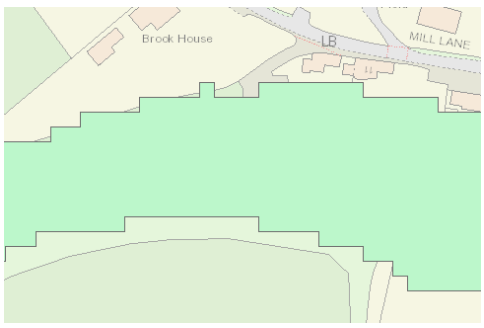


Figure 3: Extract from FLOW Fluvial Water depths (m) Without Flood Defences 1000 year 0.1% AEP (for whole map see Appendix 1)

This is broadly reflected in the previously referenced GIS data held by Wiltshire Council in their Strategic Flood Risk Assessment 2019:



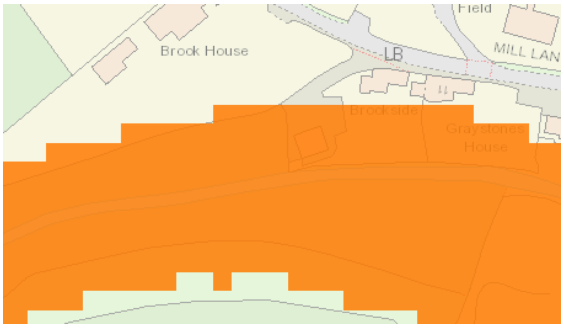


Figure 4 - above left: Flood Zone 3A Strategic Flood Risk Assessment 2019
Figure 5 - above right: Floor Zone 3A + Climate Change (2080's Epoch)

It is considered likely that the arrangement of pixels and identified high ground are the reasons for this arrangement/prediction as it does not take account of the raised ground levels associated with the driveway and the existing building.

Evidence

Topographical Survey

As stated previously the Environment Agency's existing information should be referred to as guidance only.

An accurate topographical survey was undertaken on the 04/10/2023. This identified the water level on that day and confirmed the steep bank as well as the made-up ground/ground levels of the parking area, ground floor and first floor.

1. Water level closest to the building was 69.76 AOD
2. The bank of the brook at this point is 70.58 AOD
3. The driveway level at the point of access to the annex is 71.77 AOD
4. The ground floor level of the building is 72.18 AOD
5. The first floor (the primary accommodation including bed and living space) is 74.75

A copy of the Topographical Survey is provided in Appendix 2 along with a simplified version showing the primary contours.

When you look at the Topographical Survey alongside the floor mapping, it would appear that:

- Flood zone 3A and the 1in 100 year projections following the 71.50 contour.
- Flood zone 3A+climate change and the 1in 1000 year projections falls between the 71.50 and the 71.75 contour.

Consequently, it would appear that the modelling and background information have not made an appropriate adjustment for the change in ground level associated with the driveway and the existing/approved building.

Photographic Survey

Following this recent period of prolonged rainfall a visual appraisal of the site has also been undertaken on Sunday 25th February. These photographs confirm the condition of the bank of the brook and the height of the Annex in relation to the water levels in the brook:



Figures 6-8 photographs of the annex from the southern side of the Brook



Ground floor level

Raised driveway level



Notable rise in ground level at the boarder of the approximated flood zone. Equal to the driveway level





Figures 9 and 10: photographs of the annex from the southern side of the Brook



Figure11: photograph showing the raised decking

Questions raised by the Environment Agency and Drainage

1. **Assess the impact of Climate Change allowances for the lifetime of the development.**

   Even the 1 in 1000 year projections do not demonstrate that there is a likelihood of flooding once the actual ground levels are identified.

2. **Provide Evidence of the data used**

   The residential use of the building has been established since it was permitted and built in 2012, consequently, the evidence should be proportionate to actual increase in risk of which there is none.

   The evidence is the Topographical Survey, the existing buildings floor levels and the observations on site which are at odds with the approximated information in the flood mapping. It is believed that this is because the approximated flood mapping is not capable of identifying areas of made-up ground. Unfortunately, there are no historic maps which show what the contours of this site were before the previous garage was built in the late twentieth century.

   The previous Flood Risk Assessment which formed the basis for the permission of this building in 2012 identifies that the driveway was extended so it is expected that the ground levels were raised again at this point, but unfortunately plans showing the ground level before this building or its predecessor were built have not been found. However, I can confirm the measures that were agreed as part of the previous approval (Ref:12/1993/FUL):

   Flooding Considerations

   The proposal is to include the following:

   The floor level of the ground floor of the proposed garage and the proposed office above will both be at either at the same level or above the existing building.

   Any power sockets will be located at a height to reflect any potential for flooding at the site.

   The office door is to have flood prevention sealable doors are to be considered by the applicant as part of the development.

   The proposed garage will be built on discrete pillars to allow movement of flood water beneath the new garage structure.

   The whole of the previous Flood Risk Assessment can be seen in Appendix 3 along with the decision notice and the approved plans.

3. Use the Correct Source for Defining Flood Zone 3a

Wiltshire Council's Strategic Flood Risk Assessment was previously used to identify the extent of Flood Zone 3A and 3A+ Climate Change. However, the principal references in this addendum were directly requested and supplied by the Environment Agency, consequently, it is hoped that these are the correct sources. However, a s both documents identify this data as being software generated it is clear that accurate mapping does not exist at present. With that in mind it is requested that the actual levels of the site and the proposed habitable spaces as outlined in this document take precedence over the estimated pixels on both sets of maps. In addition, account should be taken of the buildings permitted use and the proposal are understood.

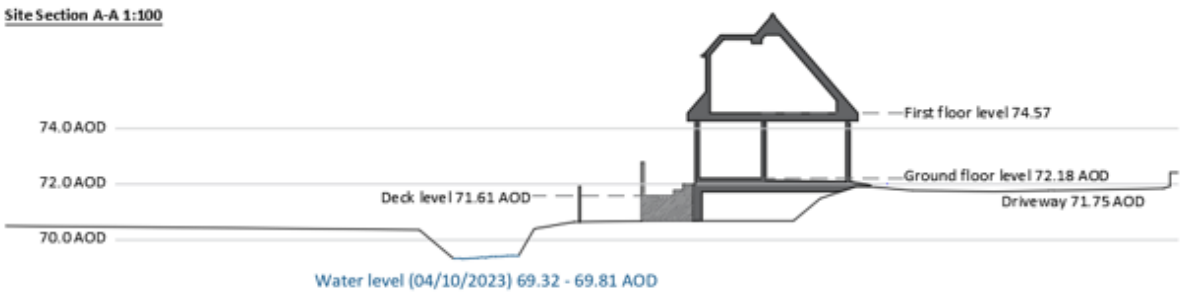


Figure 12: Extract from site section drawn using the Topographical Survey as a reference point

Conclusions

The topographical survey and visual observation show that the land relating to the driveway and on which the annex now stands has been raised, unfortunately there are no records showing the contours of the land formation prior to the construction of the driveway which significantly predates the current building, but the elevated nature of the application site has not been accurately accounted for in the flood mapping.

This is already a residential building and the permission from 2012 allows any use ancillary to the enjoyment of the main house, so in principle living accommodation is permitted within this building. This application simply seeks to allow the existing occupant to continue to occupy the building independently from the main house and to allow subletting in the future when circumstances require it. It does not seek to establish this as a separate dwelling for sale.

In conclusion there is no increase in risk associated with this application and there is no significant risk of the ground or first floor of the building or the associated driveway flooding in the lifetime of this building.

APPENDIX 1 - EA Flood Data and Mapping

creating a better place

Environment Agency

Kate Sullivan
Plan West
kate@planwest.co.uk

Our ref: 342793-WX
Date: 8th February 2024

Dear Kate Sullivan

Thank you for your enquiry which was received on 17th January 2024. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Abstract

Name	Product 4
Description	Flood Risk Information for land at **Brookside, Mill Lane, Corston, SN16 0HH** NGR: ST9222284177
Licence	Open Government Licence
Information Warnings	*The mapping of features provided as a background in this product is © Ordnance Survey. It is provided to give context to this product. The Open Government Licence does not apply.*
Attribution	Contains Environment Agency information © Environment Agency and/or database rights. Contains Ordnance Survey data © Crown copyright 2020 Ordnance Survey 100024198.

Open Data

The following Environment Agency published datasets are now available on the weblink below as part of the Government's 'Open Data' project and are available for you to download free of charge.

Environment Agency published datasets: https://data.gov.uk/data/search?publisher=environment-agency&unpublished=false

You will need to search and select the name of the following datasets to take you directly to the weblink to enable you to download the data:

- Flood Map for Planning (Rivers and the Sea) – Flood Zones 2 and 3
- Flood Map for Planning (Rivers and Sea) – Areas Benefiting from Defences
- Flood Map for Planning (Rivers and Sea) Spatial Flood Defences
- Flood Map for Planning (Rivers and Sea) Flood Storage Areas
- Recorded Flood Outlines
- Historic Flood Map
- Risk of Flooding from Surface Water Extent for:
  - → 3 percent annual chance
  - → 1 percent annual chance
  - → 0.5 percent annual chance

You can also access the Flood Map for Planning here: https://flood-map-for-planning.service.gov.uk/

You can also access the Risk of Flooding from Surface Water maps and Risk of Flooding from Reservoirs information here: https://flood-warning-information.service.gov.uk/long-term-flood-risk/map

Recorded Historic Flood Events

We no longer produce pdf copies of the Historic Flood Map. This information is available to search, select, and download free of charge as part of the Government's 'open data' as

- Recorded Flood Outlines
- the Historic Flood Map

Our historic records indicate that there was flooding in the area in **1932** (fluvial) and **2012** (unconfirmed sources).

Additionally, our historic records show a record of possible flooding pre 2012 for the area, however we are currently unable to confirm the date and source of this.

Please note - we cannot guarantee that this is an exhaustive list of all past flood events in this location. All reasonable care has been taken to ensure that the historical flood event data is as accurate as possible. The Environment Agency will update its records if new evidence emerges.

Modelled Fluvial Water Levels

We have not carried out any detailed fluvial flood risk modelling in this location.

The fluvial Flood Map in this area has been produced using our National Generalised Model (JFLOW). This modelling is fit for the purpose of the Flood Zones. However, it is not based on a specific channel survey. Neither water depths nor water levels were outputs specified when we commissioned this generalised modelling for the Flood Zones. Whilst the modelling process does provide some information on depth of water, it would have been possible to produce the flood extents without storing the water depth values, since water depth is only a 'by-product' of the calculation process. As this type of modelling was developed, tested and reviewed for production of the Flood Zone extents only, we have no information on the accuracy of the water depth data. Water depth or level outputs from this model are only suitable to be used for decision making at a broad catchment scale and is not fit for the purpose of a site-specific flood risk assessment.

For your information we have supplied maps showing the water depths derived from JFLOW for the 1% AEP (100yr) and 0.1% AEP (1000yr) fluvial modelled flood scenarios.

For more information on climate change allowances please see the guidance on the Gov.UK website here: Flood risk assessments: climate change allowances - GOV.UK. **Please be aware that this information is subject to change, please check the guidance regularly.**

Environmental Permit for Flood Risk Activities

In addition to any other permission(s) that you may have already obtained e.g. planning permission, you may need an environmental permit for flood risk activities (formerly known as Flood Defence Consent prior to 06 April 2016) if you want to do work:

- in, under, over or near a main river (including where the river is in a culvert)
- on or near a flood defence on a main river

- in the flood plain of a main river
- on or near a sea defence

For further information and to check whether a permit is required please visit: https://www.gov.uk/guidance/flood-risk-activities-environmental-permits.

For any further advice, please email Blandford.frap@environment-agency.gov.uk.

Flood Asset Information

Please find enclosed details of Flood Assets within the area. This information has been taken from our Asset Information Management System database (AIMS).

Please note that flood defences can increase water levels elsewhere eg through channels being restricted by defences, or because defences prevent flood water flowing back into the river channel.

Planning

If you have questions regarding the planning nature of your enquiry, or require advice on floor levels, please contact our Sustainable Places team on SWX.SP@environment-agency.gov.uk. Please be aware that we now charge for planning advice when consulted on pre-application enquiries. This new approach provides advice to developers in two ways. Firstly, there is the provision of 'free' advice available to everyone where we give a preliminary opinion on a proposed development. This sets out the environmental constraints together with any issues this raises for us. Should you wish us to review in detail any of these issues then we can do this through a chargeable scheme aimed at recovering our costs.

Strategic Flood Risk Assessment (SFRA)

When preparing a FRA to support a development proposal in this location you should refer to Wiltshire Council's SFRA Reports Level 1 which is available to download via the following link: https://www.wiltshire.gov.uk/media/5691/Strategic-Flood-Risk-Assessment-Level-1/pdf/Wiltshire_Council_Level_1_SFRA_v5.0.pdf?m=637459765054370000

The Wiltshire Council Local Plan is available via this link: https://www.wiltshire.gov.uk/planning-policy-local-plan-review-consultation

Further Information

We advise that you also contact the drainage engineer/ flood risk management team at Wiltshire Council by email: drainage@wiltshire.gov.uk, or by phone: 0300 456 0105, based at: Bythesea Road, Trowbridge, Wiltshire, BA14 8JN, as they may be able to provide further advice with respect to localised flooding and drainage issues.

Further details about the Environment Agency information supplied can be found on our website: https://www.gov.uk/browse/environment-countryside/flooding-extreme-weather

We hope you find this information helpful. It is provided subject to the attached notice 'Use of Environment Agency Information for Flood Risk Assessments', which we strongly recommend you read.

Yours sincerely

Amanda Dimarco

Customer & Engagement, Wessex
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk

Enc: Use of Environment Agency Information for Flood Risk Assessments (below)
342793-WX 100yr JFLOW Depth Map (1%AEP)
342793-WX 1000yr JFLOW Depth Map (0.1%AEP)
342793-WX Defence Map
342793-WX Defence Data

Use of Environment Agency Information for Flood Risk Assessments (FRAs)

Important
Use of Environment Agency data: you should note that

1. Information supplied by the Environment Agency may be used to assist in producing a Flood Risk Assessment (FRA) where one is required, but the use of Environment Agency information does not constitute such an assessment on its own.

2. As part of your data request, we have provided all of the modelled data we hold for your location. Please note that some of our modelled information may have been produced for purposes other than for flood zone generation. This may mean that some of the modelled data you have been provided with has a lower confidence level, and has not been used in producing our flood map, nor definitively reflects the predicted flood water level at the property/development site scale. To check the suitability of the use of this information in your FRA please contact your local Partnership & Strategic Overview (PSO) team.

3. This information covers flood risk from main rivers and the sea, and you will need to consider other potential sources of flooding, such as groundwater or surface water runoff. The information produced by the Local Planning Authority and the Lead Local Flood Authority (LLFA) may assist in assessing other sources of flood risk.

4. Where a planning application requires a FRA and this is not submitted or deficient, the Environment Agency may well raise an objection.

5. For more significant proposals in higher flood risk areas, we would be pleased to discuss details with you ahead of making any planning application, and you should also discuss the matter with your Local Planning Authority.

Pre-Planning Advice from the Environment Agency
If you have requested this information to help inform a development proposal, then we recommend that you undertake a formal pre-application enquiry using the form available from our website:

Pre-application Preliminary Opinion:
https://www.gov.uk/government/publications/pre-planning-application-enquiry-form-preliminary-opinion

Pre-application Charged Service:
https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions

Depending on the enquiry we may also provide advice on other issues related to our responsibilities, including flooding, waste, land contamination, water quality, biodiversity, navigation, pollution, water resources, foul drainage or Environmental Impact Assessment.

Flood Risk Assessment (FRA) Guidance
You should refer to the Planning Practice Guidance of the National Planning Policy Framework (NPPF) and the Environment Agency's Flood Risk Standing Advice for information about Flood Risk Assessment (FRA) for new development in the different Flood Zones. These documents can be accessed via:

National Planning Policy Framework Planning Practice Guidance:
http://planningguidance.planningportal.gov.uk/

Environment Agency advice on FRAs:

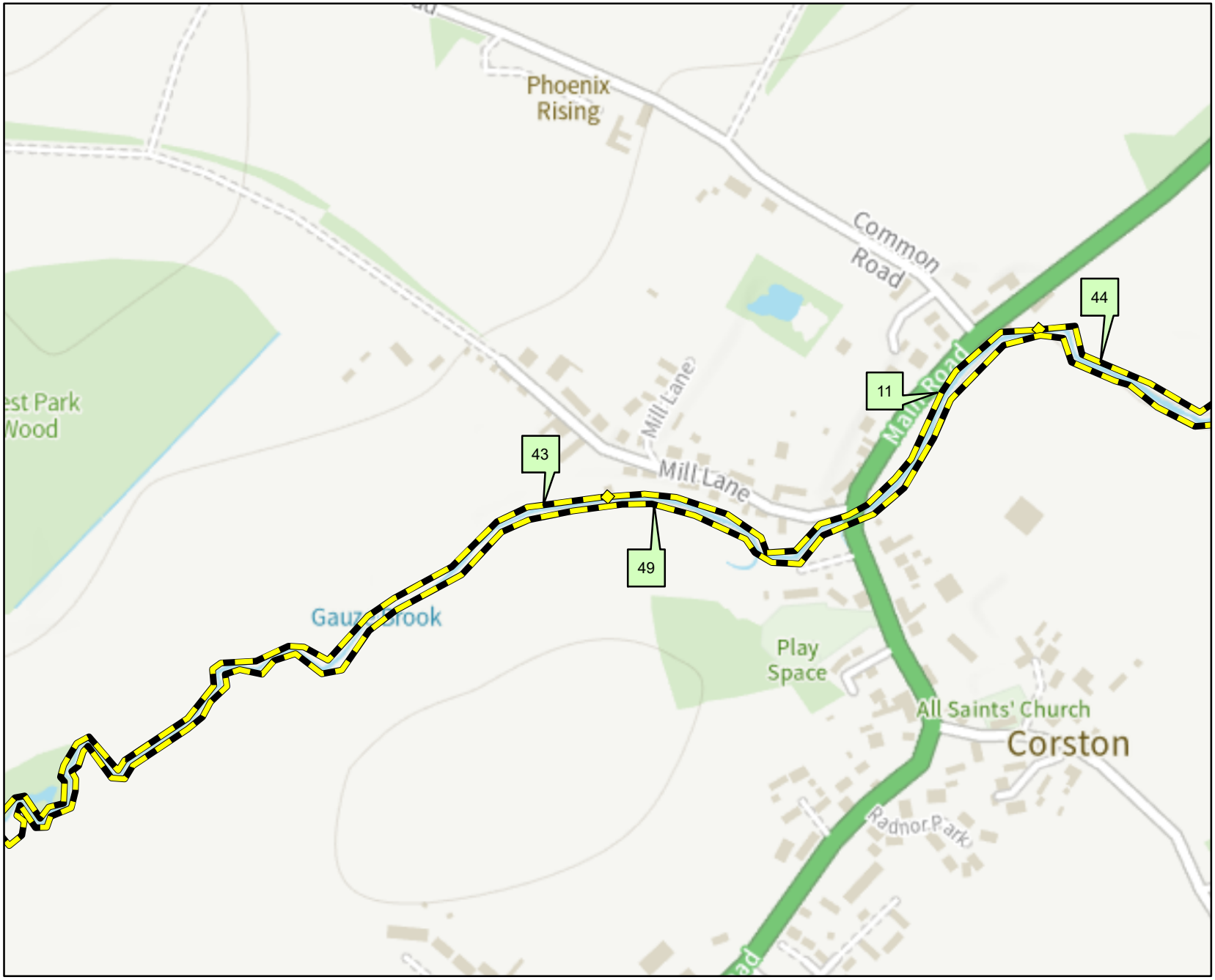
Customer & Engagement, Wessex
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

https://www.gov.uk/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice

https://www.gov.uk/government/publications/planning-applications-assessing-flood-risk

Customer & Engagement, Wessex
Rivers House, East Quay, Bridgwater, Somerset, TA6 4YS
Email: wessexenquiries@environment-agency.gov.uk
www.environment-agency.gov.uk

Current Flood Defences centered on NGR ST 92201 84160 Created 19/01/2024 Ref: 342793-WX



Environment Agency

Scale: 1:5,000

N
W E
S

Legend

Defences

- Barrier Beach
- Beach
- Bridge Abutment
- Cliff
- Demountable Defence
- Dunes
- Embankment
- Engineered High Ground
- Flood Gate
- Natural High Ground
- Promenade
- Quay
- Spillway
- Wall

This data has been extracted from the Asset Information Management System (AIMS OM) which was created to draw various data sources into one database and has been populated with information of varying quality.

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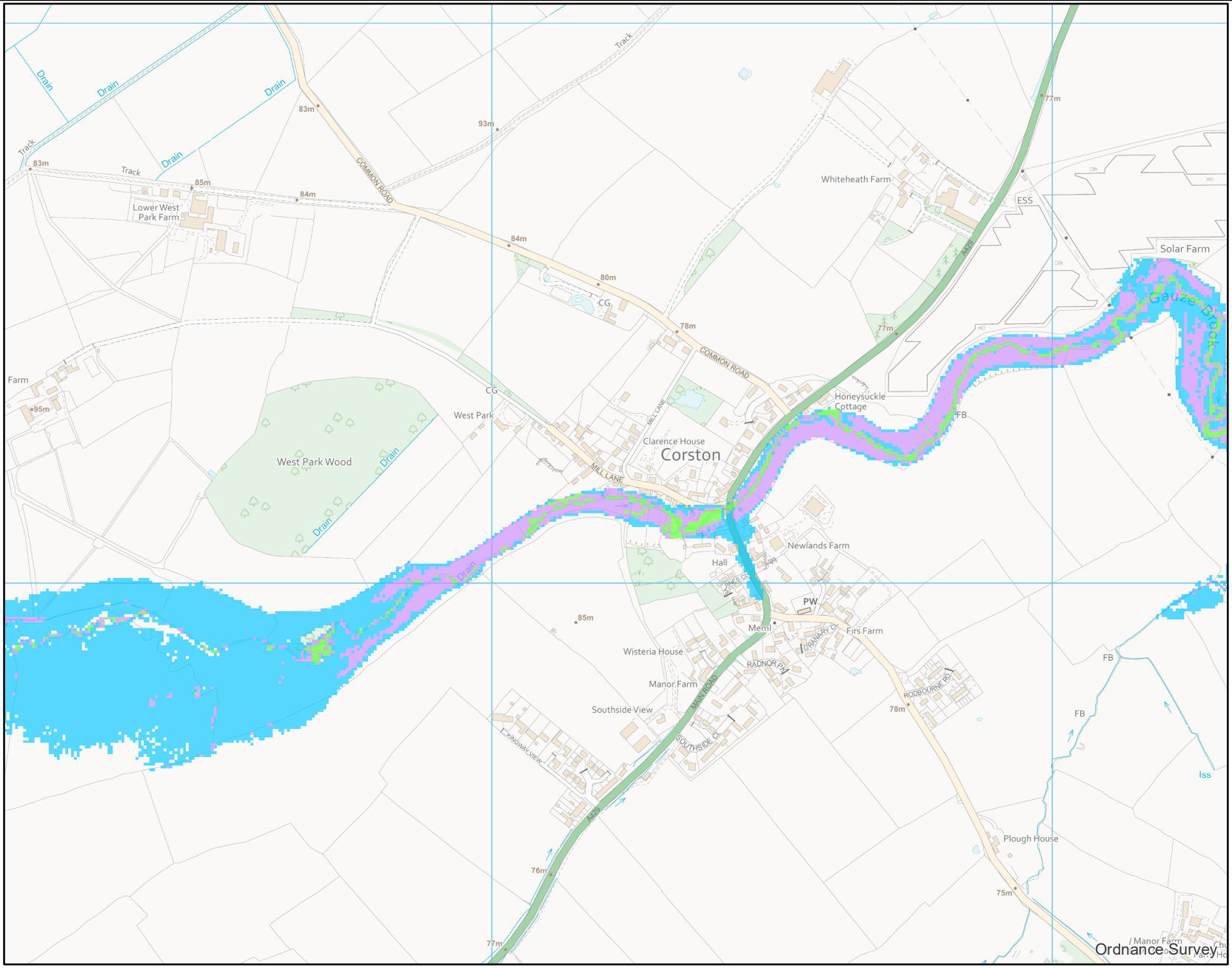
Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

Product 4 - AIMS Information **342793-WX** **Date:** **19/01/2024**

Map Ref	Asset ID	Asset Type	Right or left bank	Asset Description	Approx length (m)	Actual fluvial downstream crest level (mAOD)	Actual fluvial downstream crest level accuracy	Actual fluvial upstream crest level (mAOD)	Actual fluvial upstream crest level accuracy	Actual fluvial coastal crest level (mAOD)	Actual fluvial coastal crest level accuracy	NGR	Most recent inspection	Overall condition
11	39878	Natural High Ground	Left	Natural bank	502.26	DNR	DNR	DNR	DNR	DNR	DNR	ST92408413	29/11/2022	3 - Fair
43	88463	Natural High Ground	Left	Natural bank	1030.47	DNR	DNR	DNR	DNR	DNR	DNR	ST91718392	29/11/2022	3 - Fair
44	88464	Natural High Ground	Left	Natural bank	1485.50	DNR	DNR	DNR	DNR	DNR	DNR	ST93138448	29/11/2022	3 - Fair
49	89873	Natural High Ground	Right	Natural bank	3094.32	DNR	DNR	DNR	DNR	DNR	DNR	ST92348409	29/11/2022	3 - Fair

Notes
* Overall Condition has been taken from the most recent inspection
* Inspections are of a purely visual nature and do not necessarily reflect the true condition of the asset
* Condition: 1 = very good, Condtion 2 = good, Condition 3 = fair, Condition 4 = poor, Condition 5 = very poor
* Crest level accuracy: 1 = ± 0.01 to 0.05m, 2 = ± 0.05 to 0.15m, 3 = ± 0.15 to 0.75m, 4 = ± 0.75 or greater
* DNR = data not recorded

342793-WX - JFLOW Fluvial Water depths (m) Without Flood Defences. 100 year (1% AEP) centred on land at Corston [392222,184177]. Created 06.02.2024



Environment Agency

Scale 1:10,000

N W E S

Legend

100yr JFLOW Depth

Metres

- 0 - 0.5
- 0.500000000 - 1
- 1.000000001 - 2
- 2.000000001 - 3
- 3.000000001 - 4
- 4.000000001 - 5
- 5.000000001 - 10
- 10.00000001 - 100

Information Warning
We do not recommend the use of water depths/levels derived from JFLOW for site specific investigations such as Flood Risk Assessments.

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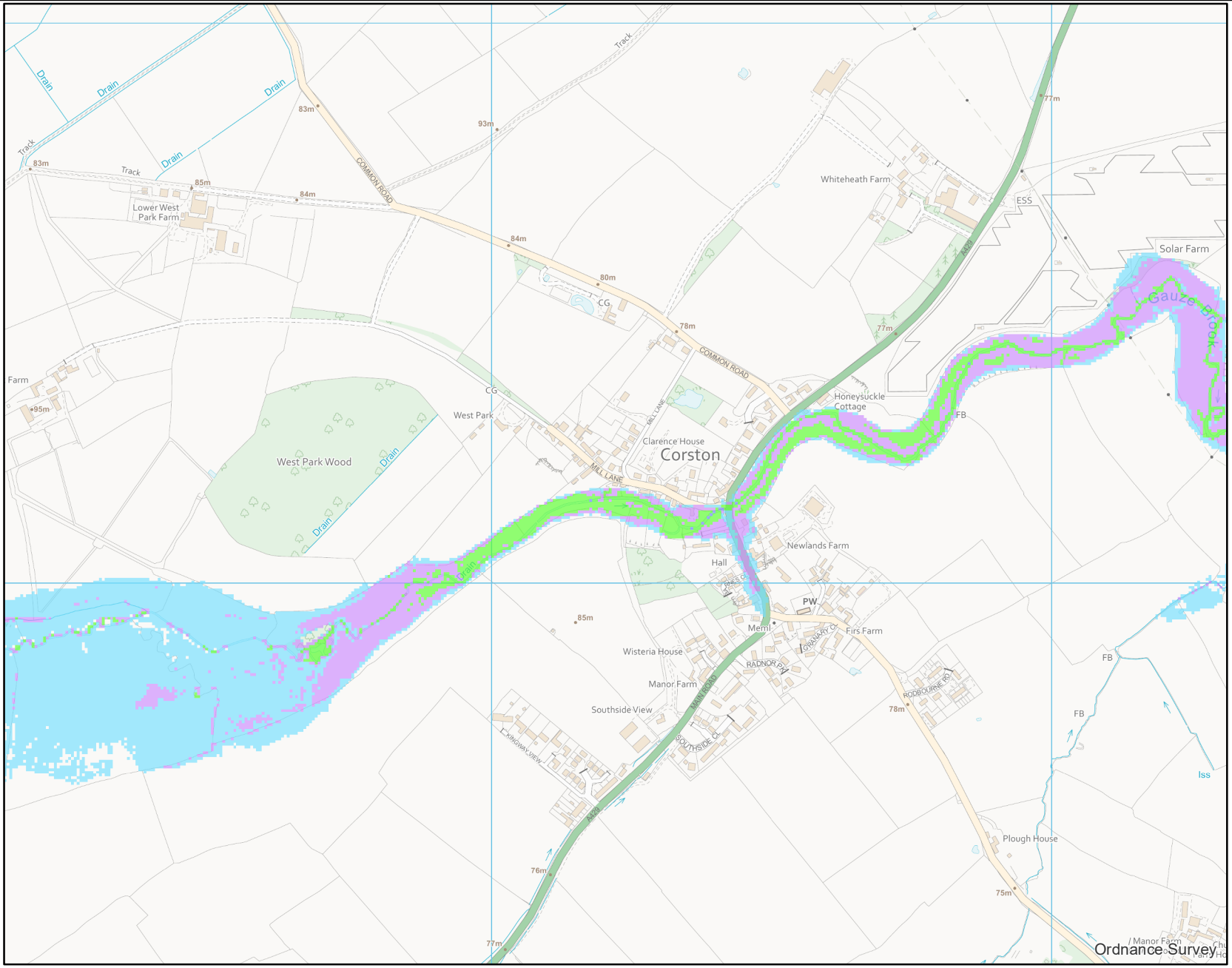
Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 03708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

342793-WX - JFLOW Fluvial Water depths (m) Without Flood Defences. 1000 year (0.1% AEP) centred on land at Corston [392222,184177]. Created 06.02.2024



Environment Agency

Scale 1:10,000

N W E S

Legend

1000yr JFLOW Depth

Metres

- 0 - 0.5
- 0.500000000 - 1
- 1.000000001 - 2
- 2.000000001 - 3
- 3.000000001 - 4
- 4.000000001 - 5
- 5.000000001 - 10
- 10.00000001 - 100

Information Warning
We do not recommend the use of water depths/levels derived from JFLOW for site specific investigations such as Flood Risk Assessments.

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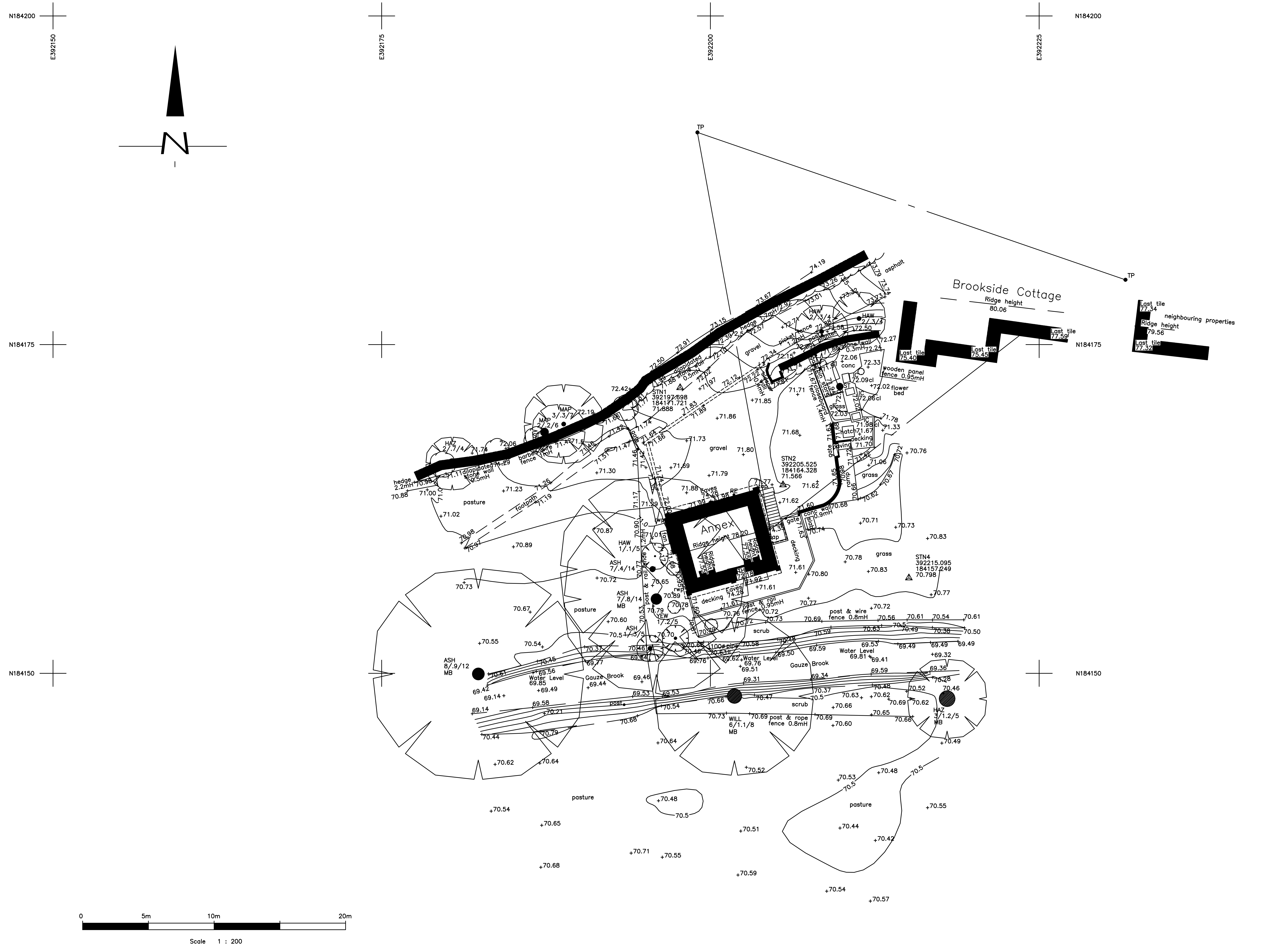
APPENDIX 2 - Topographical Survey



Trees/Tree Abbreviations

ASH	Ash	LP	London Plane
BAY	Bay	MAP	Maple
BEE	Beech	OAK	Oak
CB	Copper Beech	POP	Poplar
CED	Cedar	RM	Red Maple
CHE	Cherry	RW	Redwood
CON	Conifer	SB	Silver Birch
EUC	Eucalyptus	SER	Service Tree
FR	Fruit	ST	Stump
HAW	Hawthorn	SYC	Sycamore
HAZ	Hazel	WAL	Walnut
HC	Horse Chestnut	WILL	Willow
HOL	Holly	WP	Weeping Willow
LAB	Laburnum	YEW	Yew
LAU	Laurel	**MB	Multiple stems/trunks Overall dia. shown
LI	Lime		

Tree Dimensions (average)
Spread/Trunk Dia/Height

Trees denoted with "approx" have been surveyed by remote methods and therefore their positions & dimensions cannot be guaranteed.

Abbreviations

AV	Air Valve	LP	Lamp Post
BL	Bollard	M	Meter
BM	Bench Mark	MH	Manhole Cover
BP	Boundary Point	MK	Marker
BT	BT Cover	MS	Milestone
CATV	Cable Television Cover	RG	Ridge Level
CAB	Cabinet	RS	Road Sign
CL	Cover Level	rwp	Rain Water Pipe
EP	Electric Power Pole	SC	Stop Cock
EV	Eaves Level	Str	Strainer
FH	Fire Hydrant	SV	Stop Valve
FL	Floor Level	svp	Soil Vent Pipe
FP	Fence Post	TH	Threshold Level
G	Gully	TL	Traffic Light
GP	Gate Post	TP	Telephone Pole
GV	Gas Valve	UTL	Unable To Lift
IC	Inspection Chamber	VP	Vent Pipe
IL	Invert Level	WM	Water Meter
KO	Kerb Outlet	WO	Wash Out

Linetypes

Bank (top/bottom)
Building
Drop kerb
Electric
Fence
Foliage
FWS (Estimated Size From Surface)
Hedge
Kerb
Pipe
SWS (Estimated Size From Surface)
Telephone
Track/Path
Tree Canopy
Verge
Water line
Wall

Bore Hole — Double Gates
Trial Pit — Single Gate
Station Control — Manhole

Tree Dimensions (average)
Spread/Trunk Dia/Height

SWS
SouthWestSurveys

Tel: 01454 501683
Mobile: 07595946495
www.southwestsurveys.co.uk
info@southwestsurveys.co.uk

28 Rudgeway Park
Rudgeway
Bristol
South Glos
BS35 3RU

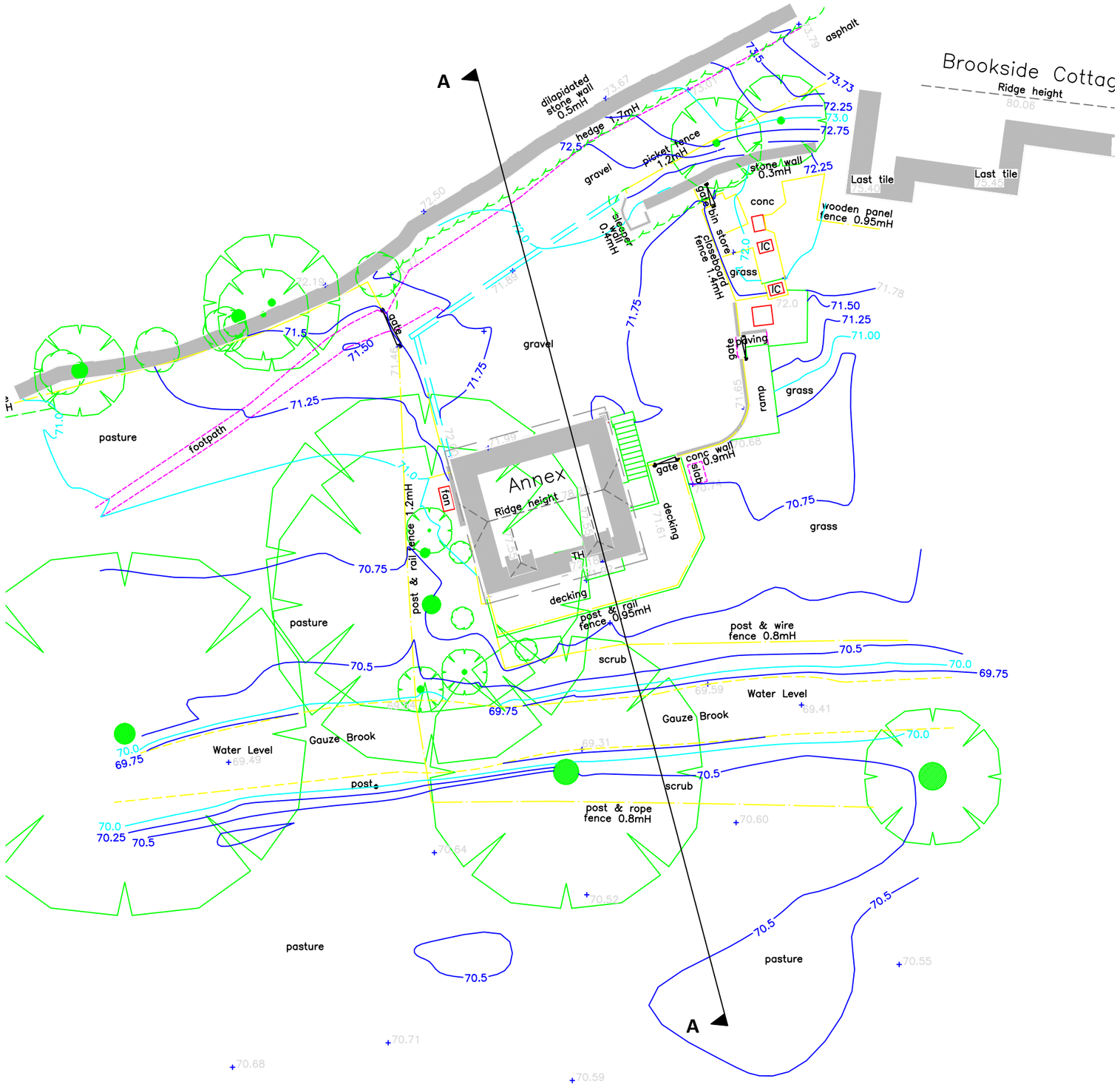
Drawing Title:
Topographical Survey

Project Name:
Annex to the rear of Brookside Cottage
Mill Lane, Corston, Malmesbury, SN16 0HH

Client:
Geoffrey Philipps
Agent:
Evans Planning & Design

Site Level Datum	Grid Orientation
ODN Height	OSGB36
Date: 10th October 2023	Scale: 1:200 @ A2

Surveyed By	Drawn By	Sheet ID	Rev
RI	RI	SWS082347topo	rev



Notes:

Site Section A-A is shown on plan 23018/06

Some of the point data etc has been removed, but the contours retained to make this survey easier to read.

EVANS PLANNING & DESIGN

Hilary Evans
BSc(Hons), DIP Town Planning, MRTPI
BA(Hons) Architectural Technology
planninganddesign@netevans.com
07866 534501

Project:
Change of Use of Annex
Building Rear of Brookside, Mill Lane, Corston

Title:
Extract from the Topographical Survey

Project No: 23018	Drawing No: 23018/05
Status: Planning	Date: 30/10/2023
Revision: A	Scale: 1:200

Scale bar: 1:200

0 5 10

APPENDIX 3 - Existing Permission and Approved FRA

12/01993

Flood Risk Assessment for Proposed Replacement Garage and Office above at Brookside Cottage, Mill Lane, Corston, Malmsbury SN16 0HH

Introduction

A Planning Application has been submitted to Wiltshire County Council to enable the construction of a replacement and enlarged garage with office above in the side garden of this detached dwelling.

Examination of the current Flood maps indicate that the site of the dwelling lies within Flood Zone 2/3, and as a result this flood risk assessment has become a necessary part of the Planning Application.

Guidance published by the Environment Agency, indicates that in the case of minor developments of this nature the level of information should be reduced to a level sufficient to match the potential for damage. This Flood Risk Assessment has been prepared in accordance with that guidance.

Flood Zone 3 is described as a 1 in 100 year event, and at this location would occur as a result of flooding of the adjacent stream.

PLANNING
SERVICES
26 JUL 2012

Description of Development

The works comprise of the provision of a two bay timber framed garage with an external staircase leading to a home office type area above. The extension will not be liked into the dwelling but is intended to replace an existing smaller structure, which lies closer to the existing drive access making vehicle manoeuvring to leave the site in a forward gear difficult. The garage and office above will be constructed withi its front line roughluy on the same line as the rear of the existing building, making an improved vehicle parking space in front of the new garage.

Flooding Considerations

The proposal is to include the following:

The floor level of the ground floor of the proposed garage and the proposed office above will both be at either at the same level or above the existing building.

Any power sockets will be located at a height to reflect any potential for flooding at the site.

The office door is to have flood prevention sealable doors are to be considered by the applicant as part of the development.

The proposed garage will be built on discrete pillars to allow movement of flood water beneath the new garage structure.

Conclusion

The potential for flooding within the site of the proposal is considered to be extremely small, but the design is sufficient to reduce or prevent damage which might result from the indicated level of flooding at the site.

Wiltshire Council
Where everybody matters

Town & Country Planning Act 1990 (as amended)

NOTIFICATION OF PLANNING DECISION

Application Reference Number: N/12/01993/FUL

Applicant
Mr R Giblin

Kingsdon House
The Court Garden
Arlingham
Gloucestershire
GL2 7JH

Agent
Mr G Barker-Dench

D2B designs
5 Moorhen Court
Quedgeley
Gloucester
GL2 4LE

Parish: - St Paul Malmesbury Without

Particulars of Development: - Replace Existing Detached Garage/Office with Double Garage and Office Above

At: - Brookside, Mill Lane, Corston, Malmesbury, Wiltshire, SN16 0HH

In pursuance of its powers under the above Act, the Council hereby GRANT PLANNING PERMISSION for the above development to be carried out in accordance with the application and plans submitted (listed below), subject to compliance with the condition(s) specified below:-

Permission granted for the following reason:

The local planning authority, has determined this application in accordance with the development plan, unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposal is compatible with the scale and character of the existing dwelling and surrounding area and would not be detrimental to any residential amenities. As such the proposal is in accordance with Policies C3 and H8 of the North Wiltshire Local Plan 2011 and having regard to all other matters raised, planning permission is granted subject to the conditions below.

Subject to the following condition(s):

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Brookside, Mill Lane, Corston.

REASON: The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit a wholly separate dwelling.

POLICY – C3

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no additions to, or extensions or enlargements of any building forming part of the development hereby permitted.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

POLICY - C3

4 The mitigation measures detailed in the approved Flood Risk Assessment (FRA) dated 26th July 2012 shall be carried out in full prior to the first bringing into occupation of the development and in accordance with the approved timetable detailed in the FRA.

REASON: In the interests of flood prevention.

POLICY: Planning Policy Statement 25: Development and Flood Risk.

5 The development hereby permitted shall be implemented in accordance with the submitted plans and documents listed below. No variation from the approved plans should be made without the prior approval of the local planning authority. Amendments may require the submission of a further application.

Plans: 8504/02, 8504/03
Dated: 11th July 2012.

Plan 8504/01 Revision C
Dated: 18th September 2012.

REASON: To ensure that the development is implemented as approved.

Informatives:

1 Any alterations to the submitted and approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

2 The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.

Signed

B A Fleet.

Director for Development Services
Dated: 9 October, 2012

Town and Country Planning Act 1990

PERMISSION FOR DEVELOPMENT

NOTES

1. **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the district and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

   In particular the applicant is reminded of the following matters:-

   1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**

   1.2 the need to obtain an appropriate Order if the proposal involves the stopping up or diversion of a public footpath;

   1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;

   1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a public highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD.

   1.5 If this permission relates to the creation of new dwellings/commercial units or conversion of buildings into dwellings/commercial units, you are required to apply for street naming and numbering to ensure that the new buildings are allocated accurate addresses and registered with the Royal Mail. Relevant application forms, guidance notes and fee sheets are available to download at http://www.wiltshire.gov.uk/planninganddevelopment/streetnaming or you can contact the Address Information Team on 01225 770508 or by email at streetnaming@wiltshire.gov.uk

   (It is the responsibility of the applicant to ascertain whether his development affects any public right of way or listed building.)

2. **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Appeals must be made on a form which is obtainable from the Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. The Secretary of State has the power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission of the proposed development could not have been so granted otherwise than subject to the conditions imposed by the local planning authority, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him. If the applicant wishes to have any further explanation of the reasons for the conditions imposed on this permission it will be given on request and a meeting arranged if necessary.

3. **Purchase Notices.** If permission to develop land is granted subject to conditions, whether by the local planning authority or by the Secretary of State for Communities and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the District Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

4. **Compensation.** In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

5. **Discharge of Conditions**. The Government introduced new fees for the discharge of planning conditions from 6th April 2008. The fee is payable per request and not per condition. The fee chargeable is £25 per request for householder development and £85 per request for all other types of development. The fee must be paid when the request is made, and cannot be received retrospectively. It does not matter when the permission was granted as long as it remains extant. The request, identifying the permission (with reference number) and the conditions concerned, should be made by using the 1APP forms which are available on the Council's Website or the Planning Portal. You are advised that, as the local planning authority has up to 12 weeks to consider the request, you apply well in advance of when you intend to start work.

APPEALS WHERE AN ENFORCEMENT NOTICE IS SERVED

Article 33 (2) (b) & (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2010, provides that a shorter time limit to appeal to the Secretary of State shall apply where an enforcement notice has been served, as follows:-

'Type A appeal', 28 days from—

(i) the date of the notice of the decision or determination giving rise to the appeal; or

(ii) expiry of the specified period;

'Type B appeal', 28 days from the date on which the enforcement notice is served;

('Type A appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) was served no earlier than 2 years before the application is made;

(b) was served before—

(i) the date of the notice of the decision or determination giving rise to the appeal; or

(ii) the expiry of the specified period; and

(c) is not withdrawn before the expiry of the period of 28 days from the date specified in sub-paragraph (b);

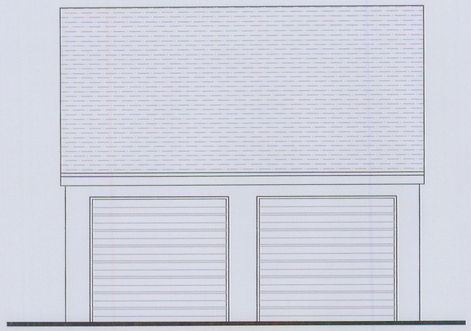
'Type B appeal' means an appeal in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) is served on or after—
(i) the date of the notice of the decision or determination giving rise to the appeal, or
(ii) the expiry of the specified period;

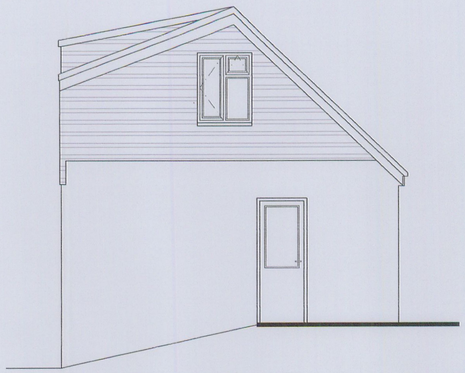
(b) is served earlier than 28 days before the expiry of the time limit specified—
(i) in the case of a householder appeal, in paragraph (2)(a) of the Order; or
(ii) in any other case, in paragraph (2)(d)of the Order; and

(c) is not withdrawn before the expiry of the period of 28 days from the date on which the enforcement notice is served.)

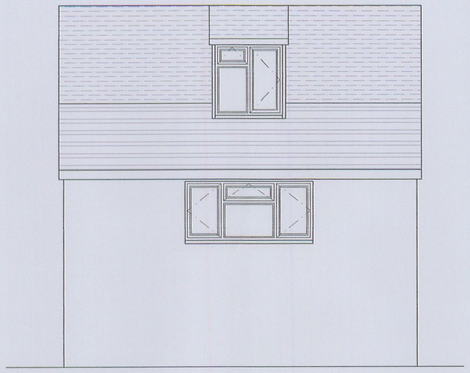
12.01993



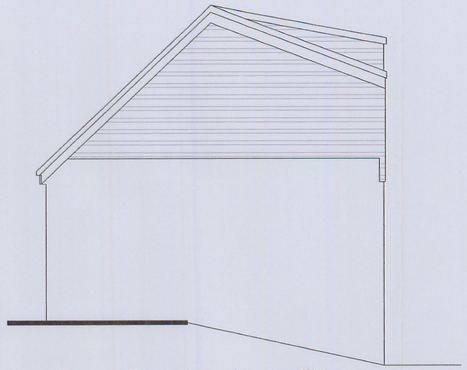
Existing North Elevation



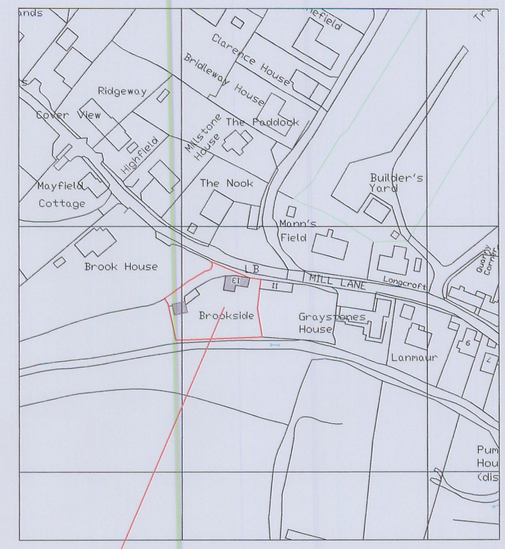
Existing East Elevation



Existing South Elevation



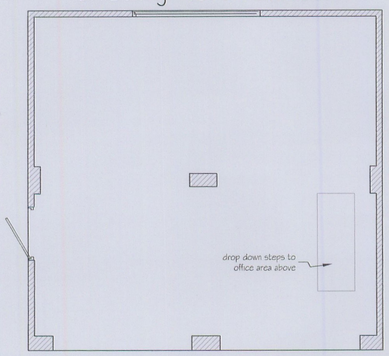
Existing West Elevation



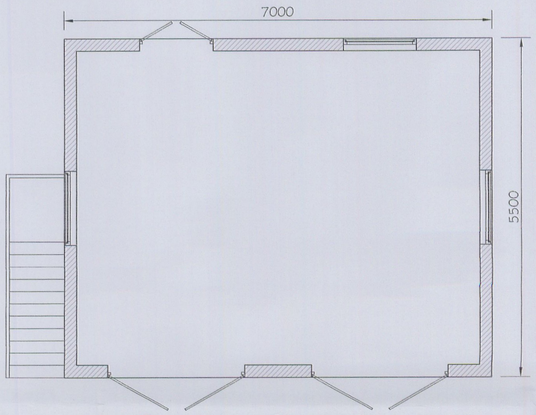
The Site

Location Plan

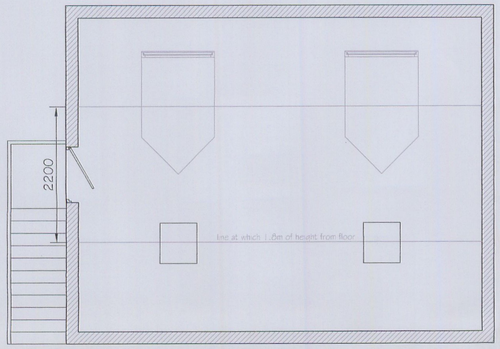
Scale 1:1250



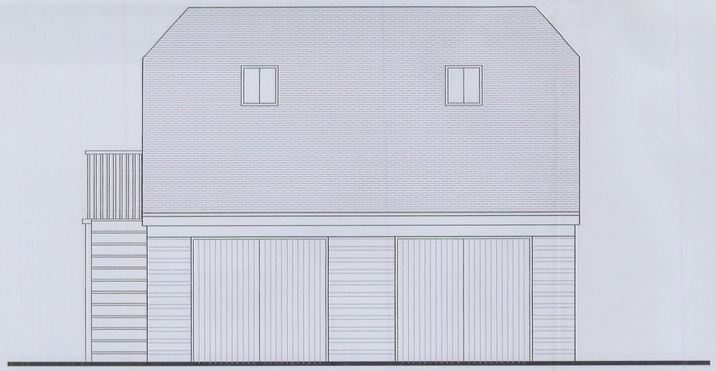
Existing Garage Layout



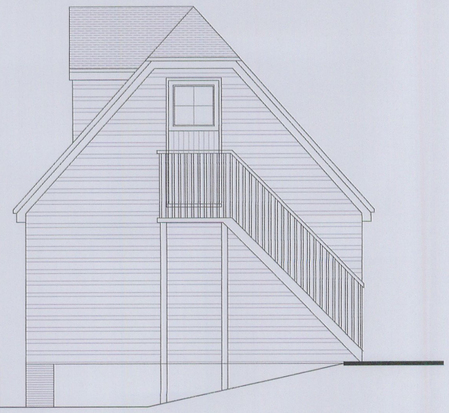
Proposed Garage Layout



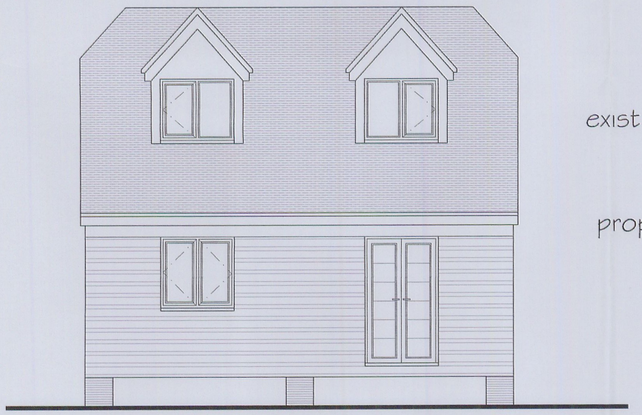
Proposed Office Layout



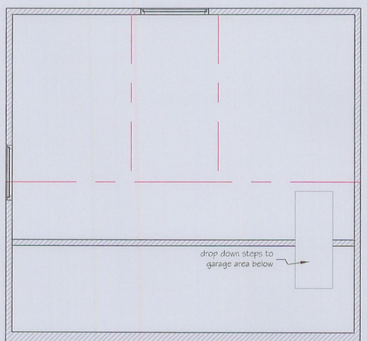
Proposed North Elevation

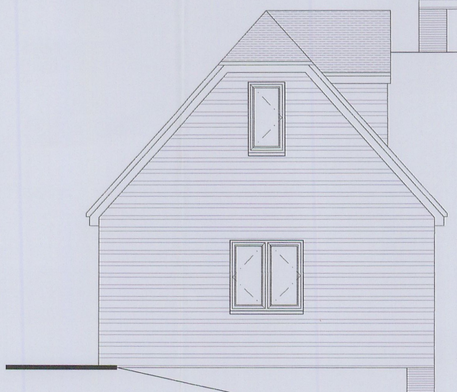


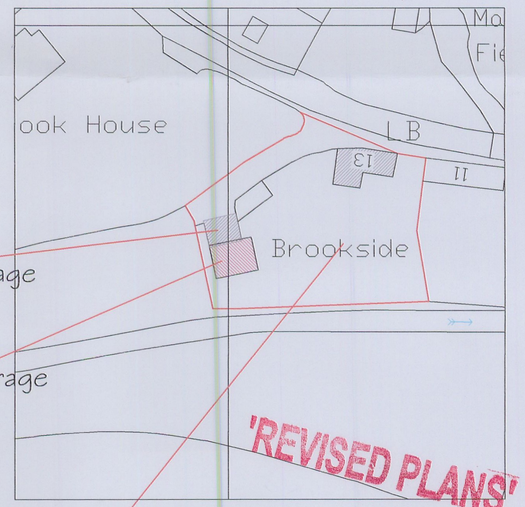
Proposed East Elevation



Proposed South Elevation







The Site

Block Plan

Scale 1:500

0 5 10

Rev C - Garage Reduced in Width - Sept 2012
Rev B - Roof fenestration altered- Sept 2012
Rev A - Office area floor plan added - July 2012

D2B designs

Proposed Replacement Garage and Office
at Brookside Cottage, Mill Lane
Corston, Malmesbury SN16 0HH
For Mr. and Mrs. R. Giblin