CAUNDLE CONSULTANCY

FONT LE ROI FARMHOUSE
CAUNDLE MARSH
SHERBORNE
DORSET DT9 5JS
Tel/Fax: 01963 23284
Email: fontleroi@btinternet.com

NC

104457

Ref: 9903 21

1 April 2008

DETAILS TO MEET CONDITIONS

--6996

Wokingham Borough Council
Planning Department
PO Box 157
Shute End, Wokingham
Berks. RG40 1WR

By Email & letter

FAO Mr Nick Clark

Dear Mr Clark

Planning Permission F/2002/6996 Inverlodden Cottage, Ferry Lane, Wargrave
Compliance with Conditions 2, 3 & 4

Thank you for your letter dated 15 Feb 2008 concerning conditions of this permission. I note that Condition 3 is now discharged.

Details of the materials and doors and windows are in preparation and will be forwarded to you shortly.

Details proposed for meeting the requirements of Condition 4 are as follows:

Walls. Under floor voids to be provided in the walls with 225 x 225mm openings at 675mm centres, with the openings guarded by metal grilles against vermin etc. providing minimum 56% open area (Gooding Aluminium product code GA PS1695) giving equivalent of 42mm continuous gap around walls of boat house below floor level
Floor. The floor to be provided with a continuous grille to the edges, 75mm wide and guarded by metal grille providing minimum 56% open area (Gooding Aluminium product code GA PS1695); giving equivalent of 42mm continuous gap at floor edges.

Please will you confirm that the details above suitably discharge Condition 4. I look forward to receiving your early reply.

Yours sincerely

David Edwards

Mr Nick Clark
Wokingham Borough Council
Development Control
PO Box 157
Wokingham
Berkshire
RG40 1WR

Our ref: FM/2008/102572/01-L01
Your ref: F/2002/6996

Date: 18 April 2008

Dear Mr Clark

PROPOSAL: **ERECTION OF BOATHOUSE COMPLIANCE WITH PLANNING CONDITIONS**

LOCATION: **INVERLODDON COTTAGE, FERRY LANE, WARGRAVE BERKSHIRE**

Thank you for your consultation regarding the above discharge of conditions for the erection of the boathouse at the above address. The Environment Agency have reviewed the application design proposals and we have the following comments we wish to make:

We are unable to recommend the discharge of planning condition number 4 for the following reason:

The building voids proposed are not of sufficient size and frequency for us to be satisfied that the obstruction of flood water flows will not occur. The insufficient voids would result in an increase in flood risk both on and off site and as such is contrary to the overarching policies of Planning Policy Statement 25 (PPS25).

The site is subject to flooding from the 1 in 100 year flood event, defined as Floodzone 3a in Planning Policy Statement 25 (PPS25) and as such for this development will require that the voids are:

- 1 metre wide by the height of the predicted depth of flooding (including climate change and freeboard allowance, see below) extending from the existing ground level.

- There should be one opening in every 5-metre length of wall on all sides. Voids should be open and maintained as such in perpetuity.

- If the void openings are a security risk, then vertical steel bars placed at 100mm centres can be installed.

I trust the above information will be taken in to consideration. If you require any further clarification then please contact me on the telephone number below

Yours sincerely

Mr John Woodhouse
Planning Liaison Officer

Direct dial 01276 454322
Direct fax 01276 454339
Direct e-mail john.woodhouse@environment-agency.gov.uk

End

,Nick Clark

From: Nick Clark
Sent: 21 April 2008 08:57
To: 'fontleroi@btinternet.com'
Subject: F/2002/6996 - Inverloddon Cottage

Your Ref: 9903 21

Compliance with conditions

Further to your letter dated April 1st 2008, the Borough is unable to discharge condition 4 as the building voids proposed are not of sufficient size and frequency for the Borough to be satisfied that the obstruction of flood water flows will not occur. The insufficient voids would result in an increase in flood risk both on and off site and as such is contrary to the overarching policies of Planning Policy Statement 25 (PPS25).

Regards

Nick Clark
Planning Officer
Development Control
Wokingham Borough Council

nick.clark@wokingham.gov.uk
0118 9746481