

PLANNING REF : 242440
PROPERTY ADDRESS : lower st Street
: Baylham Ipswich, Suffolk
: IP68JP
SUBMITTED BY : Mr peter blemings
DATE SUBMITTED : 15/10/2024

COMMENTS:

I have been instructed by Mr and Mrs J Bradley of Wooben, Hollybush Ride, Finchampstead RG40 to advise and comment on this retrospective application (ref: 242440) for a number of changes to the approved scheme (ref: 183064) by way of a variation to condition 2 of the approved application (the approved drawings).

Mr and Mrs Bradley are happy to leave your Officers and Members to decide on the suitability and acceptability of the changes to gates, fences, fenestration, external appearance of the new dwelling, pergolas, additional dormer and external staircase to the garage, all taking into account the nature of the surrounding area and relevant policies.

However they wish to object most strongly to the proposed retention of the tarmac surfacing to the approved driveway layout, the substantial extension thereto and the significant additional areas of hard

landscaping- all of which have been built without consideration of surface water drainage. Not only does this work fail to comply with condition 2 but it also fails to comply with condition 5 of approval 183064, in particular the details set out by your authority in the subsequent conditions clearance application ref: 192563 approved on the 5th December 2019. The applicant's Drainage Strategy report dated June 2019, and included with application 192563, clearly sets out the challenges presented by this site in respect of surface water disposal and includes calculations and design proposals to ensure, so far as is possible, that flood risk can be minimised and water run off quality managed.

Regrettably, the works as now carried out fail to have any regard to the approved details, resulting in the flooding problems that have been experienced within Hollybush Ride generally and neighbouring properties in particular, exacerbated by virtue of the levels of the neighbouring land and properties being significantly lower than the application site.

Quite clearly a new, comprehensive Drainage Strategy detailing a revised surface water drainage design needs to be prepared for consideration and approval following which appropriate remedial works must be undertaken to ensure compliance with current standards including, bearing in mind the previous breaches of approved details, a suitable monitoring condition that ensures that any replacement

permeable paving is provided with a "specially designed sub-base" and infiltration drains as referred to in the June 2019 Drainage Strategy report. Furthermore I would urge you to consider, when granting any new consent, to:

1. Insist on appropriate measures to divert any excessive run off away from neighbouring properties and
2. Ensure appropriate safeguards are included to ensure the ongoing maintenance and management of the SUDS in order that its

effectiveness is preserved in perpetuity.

3. Seek comprehensive infiltration testing in order to demonstrate that any works approved and implemented comply with the relevant regulations. I understand that it would not be acceptable for new permeable paving to be laid on a standard paving sub-base and that construction methods will need to comply with current SUDS specifications.

At item 8 of the June 2019 Drainage Strategy the "Conclusion" is quite clear, and places upon the applicant, and their successors, a responsibility to provide and maintain both foul water and surface water disposal systems that do not impact on the safety, security and amenity of the surrounding area and residents.

I trust therefore that the Borough Council will not only seek to ensure that revised, acceptable proposals are approved and then fully implemented but, if necessary, take immediate and appropriate enforcement action in order that adjacent neighbouring properties do not continue to be at risk of flood damage caused by the unauthorised works that have been carried out.

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