

FAO: Ms Karen Wooden
Havant Borough Council
Development Control
Civic Offices
Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2018/120955/02-L01
Your ref: APP/18/01238
Date: 13 February 2019

Dear Ms Wooden,

(ADDITIONAL INFORMATION) SINGLE STOREY SIDE EXTENSION AND FRONT PORCH.

10 BROOKLANDS ROAD, HAVANT, PO9 3NT.

Thank you for the consulting the Environment Agency on the above application.

We have reviewed the additional information as submitted and set out our position and comments below.

Environment Agency Position

We are **maintaining our objection** to the above application and recommend refusal of planning permission for the reasons set out below.

Reasons

The submitted drawing still does not show the dimensions of the rear extension with sufficient clarity to ensure they will not affect the structural integrity of the culverted main river. In particular:

- The dimension of the single story side extension in a North/South direction is not shown on the submitted drawing (10 Brooklands Road) as requested in our previous objection (our ref HA/2018/120955/01, dated 27 December 2018). This needs to be an exact dimension and not an approximation.
- The distance to the culvert from the extension and porch is assumed as the Applicant has not undertaken surveys to determine exactly where the culvert is as requested.
- The distances measured should be in the shortest distance to the culvert, as in 90° to the culvert, and not drawn straight off the end of the extension and porch.

Environment Agency
Guildbourne House Chatsworth Road, Worthing, West Sussex, BN11 1LD.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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We recommend that the Applicant applies for a Flood Risk Activity Permit before planning permission due to closeness of the extension to the culvert. The proposed development is unacceptable because it involves building within 8 metres of the culverted Bedhampton Brook “main river” and would be unlikely to receive a permit from us for the works, unless the Applicant addresses the issues raised above.

Overcoming our Objection

If the Applicant submits more detailed plans with appropriate dimensions for the size of the rear extension, surveys the exact plan position of the culverted main river from the extension and the porch, we may be able to remove our objection.

Advice to the Local Planning Authority

If you are minded to approve the application contrary to our objection, we would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed above be removed, it is likely we will recommend planning conditions to be included on any subsequent approval.

We will always support and substantiate our objections to major development proposals at appeal wherever a refusal is lodged in line with our advice. If you are minded to grant permission against our advice, please contact the Sustainable Places Advisor named below before making a formal decision to discuss the conditions and advice that we would wish to apply to this proposal.

In accordance with the Planning Practice Guidance (Ref. ID: 20150415), please notify us by email within 2 weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Advice to Applicant

Flood Risk Activity Permit

Any works located in, over, under or within 8 metres of the Bedhampton Brook (designated as a Main River) will require a Flood Risk Activity Permit from us.

Further details and guidance are available on the GOV.UK website: www.gov.uk/guidance/flood-risk-activities-environmental-permits.

The Applicant is advised to contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm), or by emailing enquiries@environment-agency.gov.uk.

The need for a permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of a permit.

Riparian Owner

The Applicant should also be aware that they are a “riparian owner” and are responsible for the maintenance of flow in the culverted watercourse. Further information can be found on the GOV.UK website –

<https://www.gov.uk/guidance/owning-a-watercourse#owners-your-responsibilities>

Please do not hesitate to contact me using the contact details shown below should you have any queries regarding the above information.

Yours sincerely,

Mrs Sophie Brown
Sustainable Places Planning Advisor

Direct dial: 02030 257250

Email: planningSSD@environment-agency.gov.uk