

Ref 24/01486/FUL 103 Shurdington Road

1. Application form incorrectly submitted (trees)
 Planning state – must be accurate and complete block plan no trees shown
 resubmitted - trees wrong position – other trees on boundaries not marked
 building control not consulted - trees determine depth of foundations
 applicant concealing this information
 planning officer finds this acceptable - she states ‘the most crucial part of this form is the
 ownership certificate - the land within the red line
 that is not the question on the application form
 no duty of care
2. Design and Access - existing garden house (phase 1) to create a residential annex
 breach of planning - built under permitted development for garden outbuildings
 should be full planning – must be submitted accurate and complete.
 No duty of care
3. Source of flooding - applicant’s statement ‘a stream’ - volume of water minimal - no
 history of flooding in the last 10 years.
 Stream is Hatherley Brook (designated a main river by the EA).
 Minimal flow - I offered video footage of the brook full and a raging torrent – no response
 from Council.
 No flooding in 10 years - read objection 11 Merestones Close
 Applicant concealing the truth (invalidates application)
- 4.. Off site implications – answered ‘none’
 Phase 1 – house built on flood zone 3 - displacing water raising the brook water levels
 South Acres Lodge floods – danger now increased – no duty of care
5. Flood Resilience Measures - should include flood protective material – including concrete
 foundations, floors, blockwork, mortar mix and rendering.
 Building Control not consulted and will be interested in the materials used phase 1
 no duty of care
6. All trees should be clearly marked on drawings, even the tree removed and not
 marked on block plan. The trees will determine the depth of foundations, building control not
 consulted - no duty of care
7. Justification - self contained unit for family member
 All drawings dated May 2021 – rear house extension, phase 1 house, annex
 The applicant knew in May 2021 he needed space for family member, he could have applied
 with the rear extension to do a loft conversion as did 101 Shurdington Road.
 He built on a flood zone 3 land – increasing flood risk to neighbours
 Planning Officer states ‘the applicant does not have to consult or apply for planning under
 permitted development (incorrect)
 The EA state ‘you must consult with your Planning Dept and gain permissions and licences’ -
 applicant did not do this.
 The EA also state ‘you cannot build within 8 metres of a flood defence’ (photo of flood defence)

Phase 1 is within 3 metres

Mr Gomm, head of planning and enforcement, will have to have the house removed

Planning Officer admitted she overlooked consultation with the EA – no duty of care

8. Sustainability Statement – Design and Fabric

Tin roof does not reflect the character of the surrounding area, 103 Shurdington Rd has 10×6.5 clay tiles, all other properties have concrete interlocking. Appearance of factory roof, noise during heavy rain and hail, bedrooms close by.

9. Flood risk assessment – incorrect Three counties flood risk assessment see Chairman's copy Site plan does not show 103 rear extension correctly nor the large raised patio area (I do hope Mr Gomm has completed his enforcement investigation, reported extra roof lantern also extension size questionable). This would increase the displacement of water on flood zone 3. Also add the new house and annex extension not shown with large raised patio areas, adding to displacement of water.

The EA did not respond to consultation, would need to inform planning damage to properties has occurred, this has been reported to EA.

J Chelin, Councillor, will confirm the footpath on Merestones Estate has washed away. South Acre Lodge floods and a retaining wall washed away.

Council no duty of care

10. EA state you must get permissions to build anything in or around the watercourse.

Not build anything which could divert water and increase flood risk to other peoples property or you may have to pay damages. You must ask permission before you do any work within 8 metres of a flood defence.

You must find out which permissions and licences you need to maintain repair, **build** or remove anything in or around the watercourse.

This includes your responsibility for getting the permissions and licences you need, you may get a fine or go to prison if you do not do this. Planning permission – contact your local planning authority to check whether you need planning permission.

11. Drawing incorrect copy supplied to all committee members - Elevations drawn higher against neighbouring land. This reported to Planning Officer Sept 2024. She found this acceptable. Drainage not identified. 4 manholes on foul drainage will be required on flood zone 3. Water could flood the system polluting the brook. Soil vent pipe (stink pipe) not identified. The drawing should show the property approx 1 metre lower. The stink pipe will vent at the top of the fence level affecting the amenities of the surrounding properties. Foul air will invade gardens, kitchens and bedrooms affecting health and welfare. Planning Officer finds this acceptable - no duty of care.

12. This development could be used for rental bringing extra vehicles to the property. Safety - you need to turn and drive out. Cycle Path – the new garden wall, granted permission - should have the condition of a 2m x 2m 45 degree sight line. No vision to the right on exit. Cycle path width 2.4m sight line of an average size car is 2.3m. The driver has no vision to the right.

The cycle path was constructed for new high school. I have seen children racing their bikes along the cycle path side by side. They would swerve to avoid any contact with exiting car both ending up on the busy A46. The planning officer chose to put the applicants parking space before the safety, health and welfare of general public. Council no duty of care.

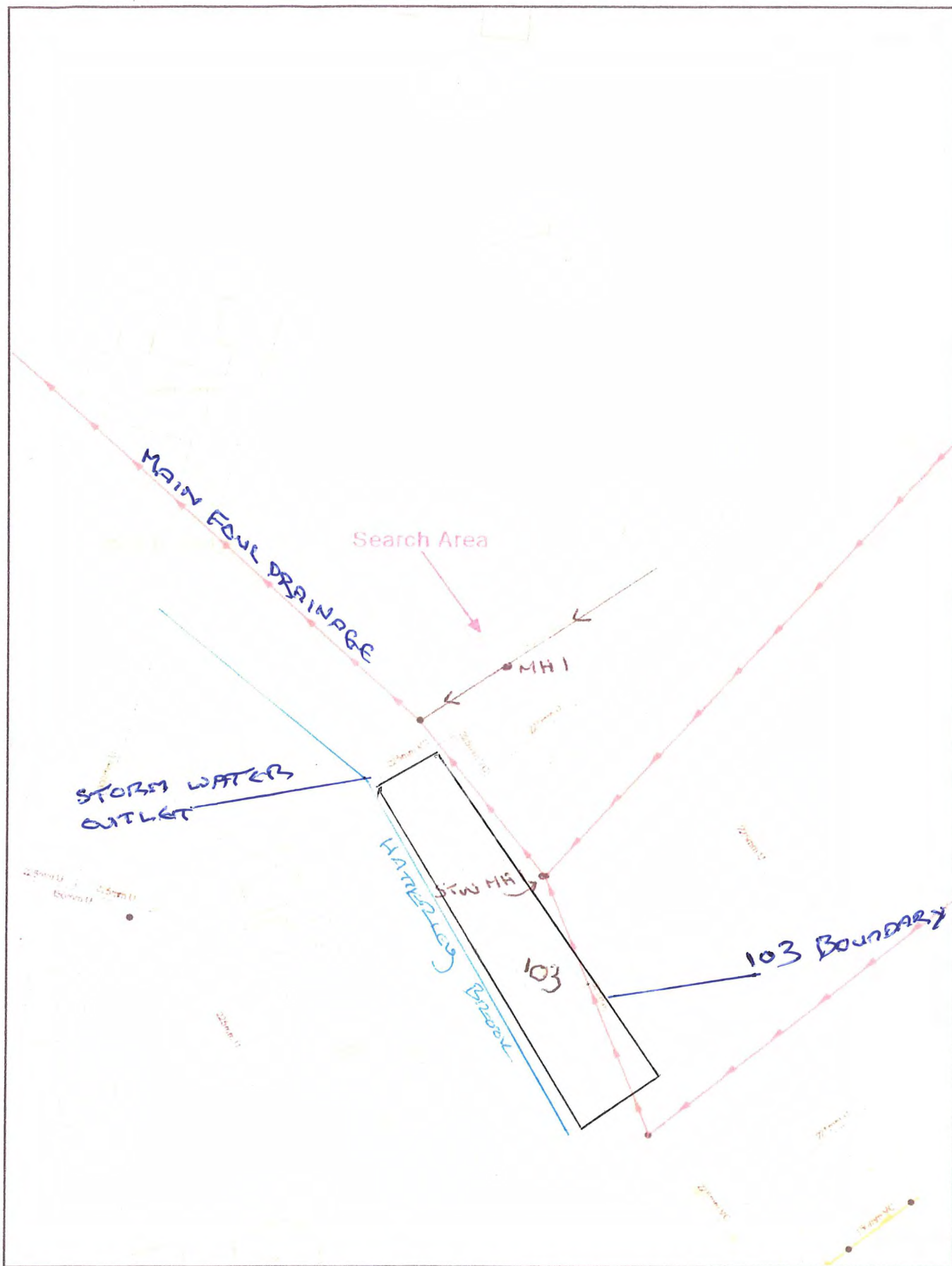
I invite the Lord Mayor to ride this cycle route.

Please do not inform me there are hundreds of driveways in Cheltenham without 45 degree sight line as these are existing - this wall was a new construction and 100% should have had the necessary 45 degree splay condition. The Highways officer who stated, no accidents have happened in 1.5 years, therefore, the crossing has no concerns for Highways. An appalling statement, no duty of care.

13. STWA have not been consulted – an application for build close to or over drainage is required. Tracing and video footage of drainage must be submitted prior and after construction. The main sewer to numerous houses runs on the boundary to 103 and this proposed development. I have calculated the depth of foundation to be 1.4m deep.
The foundations on the drawing submitted scale 600mm, not correct for building regs.
It would be a requirement that a trial pit be dug to determine the depth of foundation on phase 1 house. Council no duty of care
14. You should have been informed of the large storm water outlet which discharges into the brook approx 3 metres from the boundary of 103. Due to displacement of water from flood zone 3, this could have serious consequences as the water levels are consistently higher than the outlet during heavy rain. Council no duty of care
I informed the Council, a specialist hydrology survey of the brook was conducted but the Council did not reply. It drains an area of 1.5 km, the value for the brook shows a greater contribution of surface water due to the large areas of impermeable urban surfaces. This now compromised further by the flood zone 3 at 103 being built on. A severe flood event would be based on a 1-100 year event, this is now a 1 in 20 year event.
South Acre Lodge and a number of properties will be flooded and damaged on a more regular basis, resulting in loss of amenities, higher insurance premiums or unable to insure.
Drainage drawing attached
Council no duty of care
15. The Planning Officer has recommended to pass this application. I have clearly shown no duty of care ie negligence. The majority of serious concerns which she will not address have been proved. The applicant has made false statements, hydrology report, video and photographs ignored as evidence. Road safety, flooding, construction of the house on a flood zone 3, breaching planning etc etc
Council no duty of care
16. Enter in minutes – 7 concerns not addressed no duty of care
17. Overbuild Properties adjoining this development were told the Council had a strict policy on meter sq over the original.
This new house/annex, the size increase almost doubles the original this latest proposal on flood zone 3. No duty of care

TRENT

SEWER RECORD 5 KENELM GARDENS, CHELTENHAM, GLOUCESTERSHIRE, GL53 0JW



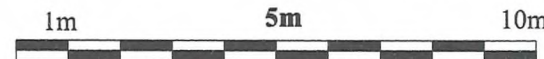
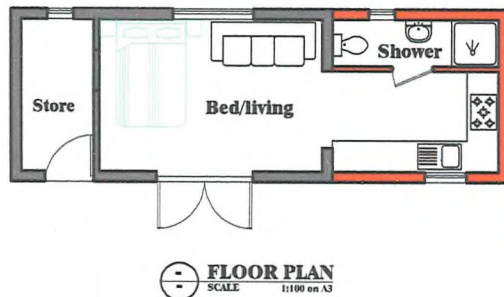
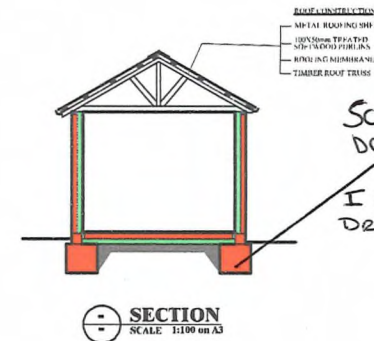
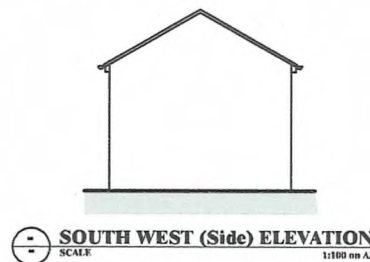
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LEGEND

	EXISTING WALL (In Plan)
	NEW WALL (In Plan)
	NEW METAL ROOF SHEETS
	EXISTING METAL ROOF SHEETS
	NEW RENDERING
	EXISTING RENDERING
	NEW WINDOWS / DOORS
	EXISTING WINDOWS / DOORS

DRAINAGE
VENTILATION
SOIL VENT PIPE ON REAR ELEVATION
ALL NOT IDENTIFIED



NOTES

All dimensions are to be checked and confirmed on site.

The contractor must check all dimensions on the drawing against those on the site before commencing any work. Mekkara Architectural Consultants will not be held liable for any discrepancies found on the drawing after the commencement of the work.

<p>Client Mr & Mrs MEKKARA</p>	
<p>Job Title PROPOSED ANNEX 103 SHURDINGTON ROAD CHELTENHAM, GL53 0JQ</p>	
<p>Drawing Title PROPOSAL FLOOR PLAN AND ELEVATIONS</p>	
<p>Scale 1:100 on A3</p>	
Date MAY 2021	Drawn By RMC
Job No 0421-63	Drawing NO 120
Rev. A	

PLANNING OFFICER FINDS ACCEPTABLE

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FLOOD RISK ASSESSMENT FOR MINOR DEVELOPMENT

103 SHURDINGTON ROAD CHELTENHAM, GL53 0JQ

DATED : 16 FEBRUARY 2025



**PROPOSED ANNEX TO ADJOIN A GARDEN HOUSE WITHIN THE
CURTILAGE OF THE PROPERTY, 103 SHURDINGTON ROAD
CHELTENHAM**

FLOOD RISK ASSESSMENT / DESK TOP STUDY.

This report is compiled to consider all sources of flooding that may threaten the site under assessment.

This desk top study is compiled according to the criteria of the National Planning Policy Framework (NPPF) and the Environment Agency (EA) Advisory Notes to Local Authorities. All criteria within these authorities will be considered and used where relevant.

It is considered to be a minor development under the criteria of the NPPF,

Minor development means:

- Minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint less than 250sqm.

The proposal is to extend the existing garden house to create an Annex

The proposed Annex will be constructed and used as an incidental facility for the members of the main house KITCHEN | BEDROOM | BATHROOM

The NPPF also states :

The relative benefits of resilient and resistant construction have been assessed both through risk assessment and the real time testing of model forms of construction. Resilient construction is favoured because it can be achieved more consistently and is less likely to encourage occupiers to remain in buildings that could be inundated by rapidly rising water levels.

It has to said that at time of flood the proposed structure would not be used and occupants would use the main house which is in Flood Zone 1

Because of this an evacuation procedure is not required,

Under NPPG it states that minor developments are unlikely to cause significant

flood risk unless they :

- Have an adverse effect on a watercourse , flood plain or its flood defences
- Would Impede access to flood defence and management facilities, or
- Where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows . *SITE PLAN INCORRECT*

None of the above applies in this case.

NPPF criteria states that minor development of this nature does not qualify for the sequential test but that a flood risk assessment must be compiled.

According to the EA's advices the minimum requirements for an FRA to comply with Las for Residential/Industrial/Commercial extensions with a ground floor footprint less than 250m² within Flood Zone 2 and 3 should confirm that:

Floor levels within the proposed development will be set no lower than existing levels.

AND

Flood proofing of the proposed development has been considered by the applicant and will be incorporated where appropriate. *PHASE 1 - PROOF*

OR *REQUIRED THAT ALL MATERIALS HAVE
WATER PROOFING AGENTS*

Floor levels within the extension will be set 300mm above the known or modelled 1%(1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal and coastal flood level. This must be demonstrated by a plan to OS Datum/GPS showing finished floor levels relative to the known or modelled flood level. I

It is considered that the first option is applicable in this case. These are minor works less than 250sq.metres and should be set at the same level as existing.

As far as the future of flooding it is necessary to consider the sustainable lifetime of the proposed extension which would be 100 years as it is for residential use. *CANNOT BE RESIDENTIAL - BUILT UNDER
PERMITTED DEVELOPMENT FOR OUTBUILDINGS*

before. The equivalent of three months rain fell in 14 hours. In recent weeks and months the northern areas of the UK has suffered severe inundation

This is a worst case scenario which an assessor has to consider happening during the sustainable lifetime of the property. *SOUTH LODGE HAS FLOODED THIS DEVELOPMENT WILL ADD FURTHER RISK*

The Meteorological Office

It is also very important to remember that the Met. Office provides specialist forecasts to the emergency services and other government departments, as well as to the international community and has continuous operational capability.

This enables the Met Office to provide an immediate response to customers requiring meteorological information to deal with a variety of environmental incidents.

The National Severe Weather Warning Service provides severe weather alerts and warnings to the general public and emergency responders, giving up to four days advance notice of disruptive weather conditions.

These are updated daily in the run up to the weather event and include maps showing the risk of disruption across the UK.

Four days warning of a possible major storm is considered more than enough time for the garden house to be closed down.

Offsite Implications

There will be none with the recommendations as made.

Private impounded water holdings

There are none close enough to the site to cause any possible flooding in the area.

The brook flows at a higher level due to the displacement of water caused by the constructed house / patio area. Rear house extension and patio area will increase water levels further, as reported to Mr Gomm.

FURTHER SOURCES OF POSSIBLE FLOODING.

In a litany to its surface water mapping the EA states :

The threat from main rivers and the sea is "low."

An independent hydrology survey reports, the brook runs to full capacity and over during heavy rain.

The threat from surface water is very low.

The risk of groundwater rising to the surface is unlikely.

There is unlikely to be any threat from reservoirs.

The NPPF graphic for flood risk vulnerability and flood zone compatibility shows the site is considered appropriate . The proposal is shown to be more vulnerable. The exception test is covered in this report.

Table 3: Flood risk vulnerability and flood zone 'compatibility'

Flood risk vulnerability classification (see table 2)		Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Flood zone (see table 1)	Zone 1	✓	✓	✓	✓	✓
	Zone 2	✓	✓	Exception Test required	✓	✓
	Zone 3a	Exception Test required	✓	x	Exception Test required	✓
	Zone 3b functional floodplain	Exception Test required	✓	x	x	x

Key: ✓ Development is appropriate.
x Development should not be permitted.

THIS FLOOD RISK ASSESSMENT
CANNOT BE ACCEPTED AS
STATED ON SITE PLAN AND
FURTHER PAGES

CONCLUSION

The main thrust of this report is that the garden house will be closed under lock and key should there be a threat due to flooding effecting the garden house and its proposed annex.

There is adequate sanctuary within the main house which is in Flood Zone 1.

Flood resilience measures will be taken in the building of the annex to protect against the fabric of the extension during its sustainable lifetime which would be 100 years.

Four days warning of storms would give occupants of the site plenty of time to

prepare for possible flooding.

Signed

A solid black rectangular box used to redact the signature of David Eggleton.

David Eggleton
Managing Director