

Great and Little Barugh Parish Council

Response to Planning Application No: 21/00794/73, Mr G Wagstaff

FAO Alan Goforth, Planning department, RDC

According to our records, planning documents for this site were first submitted in 2007, with modifications following in 2015, 2018 and 2021.

The current application states it is, "Variation of condition 16 of planning approval 18/00429/FUL dated 03.07.2018 to allow for alterations to the internal layouts design of the dwellings and to change one of the single garages to a double garage with loft space".

The first application of 2007 was for 2no. semi-detached houses with no garage, just a simple turning space. The revised application of 2015 included an attic bedroom, 2 single garages and 4 dormer windows on each house.

After a lengthy discussion regarding this application at our meeting of Tuesday 12th October 2021, the council would wish to raise the following points:

- There is no proper, planned evidence for the disposal of sewage or waste water in this plan. The owner of The Old Forge, which adjoins the site, Mr Richard Hagger has a Klargestor sewage treatment plant which is in the corner of his property and pumps out clean water onto land at the rear. No proper approach has been made to him regarding the use of this, nor would this be satisfactory because the stated 4 WCs in each of the proposed new builds would simply overwhelm Mr Hagger's system.

It would appear that, from the notes on the supplied drawing concerning use of the Klargestor and from the lack of detail in any drawings for the proposed development, that a drainage engineer has yet to be consulted. This is a significant omission as whilst the Parish Council would need expert advice on possible solutions, the lack of evidence that a solution has been considered leads us to believe that it is a significant risk in this proposal. We also believe a pumped sewer would be required to reach the sewer in Great Barugh from the proposed development.

This council fears that assumptions have been made regarding sewage treatment without any proper planning or discussions having taken place.

We would refer the planning officers back to the Council's original response in 2007 regarding sewage disposal for Great Barugh and the difficulties experienced by residents.

- The plan does appear to indicate that the existing soakaway attached to Mr Hagger's Klargestor would be removed with a run to the front of the proposed properties, turning west and ending in a new soakaway to the rear of the southern property. Any removal of Mr Hagger's soakaway could stop toilets and sewage treatment for The Old Forge from working.
- A soakaway as proposed would, in our view, quite possibly not work. The land is heavy clay and the proposed soakaway would need to be at considerable depth in order to achieve the required falls of the considerable distance proposed. We would require expert drainage opinion but our concern is that such a soakaway could back up

causing localised flooding and ultimately could back up through the waste systems of both the Old Forge and the proposed properties.

- The double garage and its proximity to the boundary of The Old Forge is unacceptable, given the access Mr Hagger needs to maintain his boundary fence and pipeworks. The height of this proposed building will impact severely on available sunlight into Mr Hagger's garden. This height is not necessary unless the roof space is planned to be an office or living accommodation, the staircase would indicate this. Normal storage spaces in roofs do not require staircases.
- The ridge line of the buildings may need to be higher than in original plans to enable full use as living space. This added to the fact that the property is now c. 2m closer to the northern boundary will impact The Old Forge property and the occupant's enjoyment of it. There are now 2 additional dormer windows totalling 6 at the front. The Juliet balconies to the rear have not been included outline of the amendments. To suggest the application is for internal alterations appears disingenuous in light of these significant external changes.
- We have reviewed the current application and the previous application 18/00429/FUL. The footprint of the proposed building appears to be considerably larger. Scaling from the drawing would suggest an increase in frontage of c. 4m. This is hardly 'internal changes'. The 2018 renewal states that both dwellings would measure 8m in depth, 7m in width, 4.4m to the eaves and 8m to the ridge.
- The scales on the drawings appear to be inconsistent. The 'streetscape' is designated as 1:200, the elevations 1:100, yet the height of the building measured on the drawing is the same. This does not encourage us to have confidence in the drawings supplied.

We would welcome clarification on the points we have raised regarding this application. On the basis of our concerns, outlined above, Great and Little Barugh Parish Council object to this application.

Susan Gough
Clerk, Great and Little Barugh Parish Council.