Matthew Porter

From: Ken Argent
Sent: 15 March 2011 15:49
To: Matthew Porter
Subject: WB/11/0121/FULL 308 Findon Road

Matthew

This application does not lie in Flood Zone 2 or 3 but does lie within an area subject to Surface Water Flooding.

I have checked our records and the application is not in a know area of contaminated land, therefore the roof drainage from the new garage should be discharged to a soak away.

However there are no details of proposed drainage presented therefore:-

The only comment I wish to make at this time relates to surface water drainage. In the absence of any ground investigation and or drainage proposals I would request that should approval be granted it be conditional such that *'no development approved by this permission shall commence until a scheme for the disposal of surface water has been approved by the Planning Authority'*. Satisfactory soakage tests in accordance with BRE Digest 365 (1991) being the criteria for proof of this condition.

As an aside, why would you want to install a toilet in a garage? Unless of course the garage is later to be converted into a granny annex?

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