

To: Caroline Brown
Planning

From: Matthew Little
Engineering, Drainage and Water Team

Date: 13th June 2019

Your ref: **EPF/1235/19**

Our ref: WK/201919297



Epping Forest District Council

Address: 7 Beulah Road, Epping, Essex, CM16 6RH
Proposal: Proposed double storey side extension with an integrated annexe at ground floor, single story rear extension with roof alterations & conversion to include a new front & rear gable with a small dormer window to the rear.

Having reviewed the above application I can provide the following comments:

The site lies within an Epping Forest District Council Flood Risk Assessment Zone.

The site does not lie within any Environment Agency (EA) Floodzones; therefore consultation with the EA is not required.

The applicant has no proposal to dispose of surface water. The geology of the area is predominantly clay and infiltration drainage may not be suitable for the site. Further details are required. **Please add condition SCN16 requiring approval of surface water details by the Local Planning Authority prior to preliminary groundworks commencing**

No objection to planning application in principle, subject to the approval/implementation of the requirements set out above by this team.

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