

From: [Lisa Walton \(Chief Planning Officer\)](#)
To: Tony Fleming
Subject: RE: P/25/075/HH 7 Buzza Street
Date: 20 October 2025 13:31:00

Dear Tony

Thanks for confirming the below. Following a review of the submitted details for planning application P/25/075/HH, I'd like to request a few amendments to ensure the proposal aligns with planning policy and addresses concerns regarding residential amenity and flood risk.

Whilst a FRA has been provided, given the site's location in Flood Zone 3 and the potential for tidal flooding, the FRA would benefit from:

- A comparison of FFLs to predicted flood levels.
- Site-specific mapping or modelling.
- Additional resilience measures.
- Explicit reference to Local Plan Policy SS7.

Please review the response from the Officer of the Lead Local Flood Authority. You will need to ensure the revised document includes appropriate mitigation measures, a Flood Evacuation Plan and accurately assesses the flood risk context of the site.

As the site is mid terrace, the proposed roof terrace raises concerns about overlooking and loss of privacy for neighbouring properties, particularly given the enclosed nature of this small, terraced row. While a Juliette balcony window may be acceptable, the introduction of a usable roof terrace in this location is not considered appropriate and should be removed from the proposal. In order to minimise the impact upon outlook and would also request that the dormer should be reduced in scale so that it does not project beyond the extent of the dormer on the neighbouring property. This will help maintain the visual rhythm of the terrace and reduce the impact on neighbouring amenity.

Please could you arrange for revised plans and documentation to be submitted at your earliest convenience? If you would like to discuss any of the above points further, please let me know.

Any amended plans will need to be subject to further consultation, so it may also be necessary to agree an extension of time.

Regards
Lisa
