



REPORT of  
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION

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To  
SOUTH EAST PLANNING COMMITTEE  
25 JUNE 2025

**MEMBERS' UPDATE**

AGENDA ITEM NO. 5

Application Number	24/00801/COU
Location	Outbuilding At Small Gains Bungalow Grange Road Dengie Essex
Proposal	Change of use of existing building to form one no. self-build dwelling complete with alterations, parking, landscaping, garden and related infrastructure
Applicant	Mr and Mrs J. Driscoll
Agent	Chris Loon
Target Decision Date	25/06/2025
Case Officer	Saffron Loasby
Parish	<b>TILLINGHAM AND DENGIE</b>
Reason for Referral to the Committee / Council	Member Call-In

**7 CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGES 17-19)**

**7.1 Representations received from Parish / Town Councils**

Tillingham Parish Council have submitted comments on 29 May 2025 in relation to this application however due to a technical issue they weren't received. The **Parish Council support this proposal** with no additional comments.

For information, the Planning Service Delivery have investigated as to why the response wasn't received.

**7.3 Internal Consultees (*summarised*)**

**Representation received from the Councils Emergency Planner**

Maldon District Council's Emergency Planner has responded with the following comments to this proposal:

Having read thoroughly the information you have provided; I wish to submit the following objections to this application;

- o The site is entirely within both flood zone 2 and flood zone 3 and therefore presents a high risk of flooding

- o I note that design features have been included to address flood risk potential, however this does not mitigate the existence of flood zones 2 and 3
- o The proposed development of this site does not meet the requirements of the National Planning Policy Framework as described in Annex 3 as water compatible development.

**I object to this proposal**