

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2025/62/92986/E
Site Address:	23, Westgate, Dewsbury, WF13 1JQ
Description:	Alterations to former office/retail to form 3 first floor flats (within a Conservation Area)
Recommending Officer:	Elenya Jackson

DECISION – CONDITIONAL FULL PERMISSION

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

John Holmes

AUTHORISED OFFICER

Date: 13th April 2026

The Site

23, Westgate, Dewsbury, WF13 1JQ is a two storey end of terrace property located in the centre of Dewsbury. The property occupies a corner plot in the street scene due to the properties to the east creating a pedestrian route between the buildings that comprise Westgate.

The building currently has two retail units at ground floor level which were formerly a solicitors and a hairdresser.

The surrounding area comprises a mixture of both commercial and residential land-uses.

The Proposal

The applicant is seeking planning permission for change of use of the first floor of the building to three apartments (use class C3).

The proposed apartments would have one bedroom each and an internal floor area of between 50-60m² per flat.

For clarity, reference to the fact the proposal relates to the first floor has been included in the description of development. It is considered that whilst necessary to include for clarity as to what is being considered the description as publicised adequately alerted the public to the nature of the development and further publicity of the description was not necessary in this case.

History of Negotiations

Officers requested details relating to flood risk.

Planning History

2000/93353: Change of use from retail outlet to fast food take-away (within a conservation area). Conditional full permission.

Publicity & Representations

The Council are currently undertaking the legal statutory publicity requirements, as set out at Table 1 in the Kirklees Development Management Charter. As such, this application has been publicised via a site notice and press notice.

Final publicity date expired: 28th December 2025.
No comments received

Consultations

KC Waste Strategy: Recommends that conditions are in place requiring that before development commences, details of the management and maintenance of refuse storage areas and presentation of bins to the 'Bin Collection Point' on collection day be submitted to and approved by the Local Planning Authority.

Allocation & Policies

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019) and the Holme Valley Neighbourhood Development Plan (adopted 8th December 2021).

The site is located in Dewsbury Town Centre, a primary shopping frontage and primary shopping area as well as Dewsbury Town Centre conservation area in the Kirklees Local Plan (adopted February 2019).

The site is also within flood zone 2 as identified by the Environment Agency.

The site falls within an area at risk of ground movement as a result of former mining activity.

As such the following policy, guidance and legislation is considered relevant to the determination of this application:-

Kirklees Local Plan (LP)

- LP1** Presumption in favour of sustainable development
- LP2** Place shaping
- LP3** Location of Development
- LP7** Efficient and effective use of land and buildings
- LP11** Housing Mix and Affordable Housing
- LP13** Town Centre Uses
- LP15** Residential use in town centre
- LP18** Dewsbury Town Centre
- LP21** Highway Safety
- LP22** Parking
- LP24** Design

- LP27** Flood risk
- LP28** Drainage
- LP30** Biodiversity and Geodiversity
- LP35** Historic Environment
- LP51** Protection and improvement of local air quality
- LP52** Protection and improvement of environmental quality.
- LP53** Contaminated and unstable land

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 12th December 2024, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

A consultation draft of the National Planning Policy Framework (the Framework) was published on 16 December 2025. As a consultation, the document is at an early stage and subject to change. Accordingly, for the purposes of this application, no weight is given to the current consultation document.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications. Considered to be of relevance to the consideration of this application are policies within the following chapters:

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- Chapter 2 – Achieving sustainable development
- Chapter 9 – Promoting sustainable transport
- Chapter 12 – Achieving well-designed places
- Chapter 14 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance

Housebuilders Design Guide SPD
Highways Design Guide SPD
Kirklees Waste Management Design Guide for New Developments

Assessment

1 – Principle of development:

Policy LP1 states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. LP1 goes on further to stating that:

The Council will always work pro-actively with applicants jointly to find solutions which mean that the proposal can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy LP2 sets out that all development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan. Policy LP24 of the KLP is relevant and states that “good design should be at the core of all proposals in the district”.

New Dwellings:

Planning law requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate

otherwise. The NPPF is a material consideration in planning decisions.

The 2025 update of the five-year housing land supply position for Kirklees shows 4.18 years supply of housing land, and the 2023 Housing Delivery Test (HDT) measurement which was published on 12/12/2024 demonstrated that housing delivery for Kirklees for the past three years (April 2020-March 2023) has fallen below the 75% pass threshold.

As the council is currently unable to demonstrate a five-year supply of deliverable housing sites, and delivery of housing has fallen below the 75% HDT requirement, it is necessary to consider planning applications for housing development in the context of NPPF paragraph 11 which triggers a presumption in favour of sustainable development. This means that for decision making “Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of-date (NPPF Footnote 8), granting permission unless: (i) the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed (NPPF Footnote 7); or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

The council’s inability to demonstrate a five-year supply of housing land weighs in favour of housing development but has to be balanced against any adverse impacts of granting the proposal. The judgement in this case is set out in the officers’ assessment.

Given that the site would see the change of use of an existing building, it is considered that the proposed density of development, three dwellings, is acceptable in this instance.

Residential Use in Town Centre

The site falls within Dewsbury Town Centre and therefore, Policy LP13 of the Kirklees Local Plan is relevant. The policy encourages development that supports a strong, diverse economy that serves the local community by encouraging the vitality and viability of existing town centres. Paragraph 90 of the National Planning Policy Framework supports a mixed-use town centre that includes housing to grow and strengthen town centres.

Policy LP15 of the Kirklees Local Plan is also relevant in relation to residential uses within the town centre. This states that: "Proposals for residential uses (including student accommodation) within the defined town centres asset out on the Policies Map will be supported subject to (a) the protection of primary shopping areas, primary and secondary shopping frontages, and space for other main town centre uses within the defined centre. Residential proposals in these areas shall normally only be permitted on upper floors, and shall not prejudice existing established uses

(a) the protection of the character of the centre, and the local street scene. Proposals should retain and enhance the design and heritage features of buildings;

(b) the protection and retention of existing ground floor uses and active frontages both within and outside the primary shopping area, s

(c) the protection of the amenity of existing residents and future occupiers of the proposed residential use in accordance with amenity and design policies within the plan, and will in particular consider matters such as privacy, noise and air quality;

(d) the provision of space for the storage of sustainable modes of transport such as bicycles, where appropriate charging points of electric vehicles, and access to public transport;

(e) the provision of space for vehicular parking which is appropriate to the scale of the proposal, particularly where it would otherwise cause highway and pedestrian safety concerns;

(f) provision of affordable housing in accordance with policies set out in the Local Plan; and

(g) the provision of refuse storage and collection"

Policy LP18 relates specifically to Dewsbury Town Centre and amongst other things, states that proposals within the town centre will be supported where they (d) provide space for town centre living.

In relation to the impact upon the role and function of the town centre, the proposal would alter the first floor only and would retain a main town centre use at ground floor.

As such, it is considered that the proposed change of use would not compromise the function and role of Dewsbury Town Centre, nor would it adversely harm the viability and vitality of this centre. The principle of the proposed change of use could therefore be acceptable, but the principle of the development would also be subject to other considerations, including bullet points b and d-h of Policy LP15 of the Kirklees Local Plan. These matters will be discussed below within the officer report

Principle of Development - Conclusion

The proposal would contribute to provision of residential accommodation within a mixed use area and would retain a commercial use at ground floor level. There are therefore no specific policies within the Local Plan which would restrict the change of use in principle. As such, the proposed residential use is considered acceptable in land use terms and would contribute positively to local housing stock, subject to consideration and compliance with other material planning policies

2 – Impact upon visual amenity and the historic environment

The NPPF offers guidance relating to design in Chapter 12 (achieving well designed places) whereby Paragraph 131 provides a principal consideration concerning design which states: *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Kirklees Local Plan Policies LP1, LP2 and LP24 all seek to achieve good quality, visually attractive, sustainable design to correspond with the scale of development in the local area, thus retaining a sense of local identity. Policy LP24 states that proposals should promote good design by ensuring: *“a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape...”*

Policy LP24 (Design) of the Council’s adopted Local Plan sets out that proposals should promote good design by ensuring the form, scale, layout and details of all development respects and enhances the character of the townscape, extensions are subservient to the original building, are in keeping

with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers.

Policy LP11 of the Kirklees Local Plan requires that all proposals for housing, including those affect the existing housing stock, will be of high quality and design and contribute to creating mixed and balanced communities in line with the latest evidence of housing need.

Principle 2 of the Kirklees Housebuilders Design Guide SPD states that: *“New residential development proposals will be expected to respect and enhance the local character of the area by:*

- *Taking cues from the character of the built and natural environment within the locality.*
- *Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.*
- *Illustrating how landscape opportunities have been used and promote a responsive appropriate approach to the local context.”*

Principle 5 of the Housebuilders Design Guide states, amongst other things, that buildings should be aligned and set-back to form a coherent building line and designed to front on to the street.

Principle 6 of the Housebuilders Design Guide SPD highlights that *“the space between buildings can help maximise residential amenity in terms of maintaining privacy, reducing overlooking and ensuring natural light is able to penetrate buildings...normally new build development should seek appropriate separation distances for servicing, accommodating future adaptations and creating attractive street scenes. These should be in keeping with the character and context of the site and proportionate to the scale of the dwellings.”*

The plans provided demonstrate that there are minimal external alterations to the existing building with the exception of roof lights.

Officers consider that the alterations to the appearance of the building would be acceptable due to them not being highly prominent from the public realm from a visual perspective.

It is therefore considered that in terms of visual amenity, the proposed would comply with the aforementioned policies of the Kirklees Local Plan and advice within the National Planning Policy Framework.

Impact on Historic Environment

Paragraph 135(c) of the NPPF sets out that development should be sympathetic to local character and history, including the surrounding built environment and landscape setting. Furthermore, LP35 of the Kirklees Local Plan requires development proposals affecting a designated heritage asset to preserve or enhance the significance of the asset, retaining those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensuring that proposals maintain and reinforce local distinctiveness.

Paragraph 210 of the NPPF is also of relevance and states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- a) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- b) the desirability of new development making a positive contribution to local character and distinctiveness.*

The application site is located within the Dewsbury Town Centre Conservation Area.

As previously outlined, the proposal would have minimal alterations to the external appearance of the building with the exception of some roof lights. It is considered that it could be conditioned for these to conservation roof lights.

In order to ensure the proposed alterations would not materially detract from the character and appearance of the conservation area, it is considered necessary to add conditions to the proposal for the details of any replacement fenestration to be submitted and approved to the local planning authority prior to installation.

It is considered that there would therefore be limited visual alterations in the conservation area. The public benefits of the scheme would be that the proposal would prevent buildings within the Conservation area from remaining vacant.

The proposal would therefore accord with Policies LP24 and LP35 of the Kirklees Local Plan, Chapters 12 and 16 of the National Planning Policy Framework and the requirements of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.

3 – Impact on residential amenity:

Policy LP24 of the Kirklees Local Plan and Chapter 12 of the National Planning Policy Framework seeks to ensure development has an acceptable impact upon the amenity of neighbouring occupiers. Principle 17 of the Council's adopted House Builders Design Guide Supplementary Planning Document (SPD) requires development to ensure an appropriately sized and useable area of private outdoor space is retained. Principle 16 of the Housebuilders Design Guide seeks to ensure the floorspace of dwellings accords with the 'Nationally Described Space Standards' document (March 2015).

'All new homes should aim to be accessible and adaptable homes to meet the changing needs of occupants over time in accordance with Building Regulations' and that 'All new build dwellings should have sufficient internal floor space to meet basic lifestyle needs and provide high standards of amenity and living environments for future occupiers in accordance with Policy LP24'.

National space standards require the following gross internal floor area for a two bed dwelling over one storey:

- 1 Bedroom, 1-person dwelling set over 1 storeys – 37(39) square metres
- 1 Bedroom, 2-person dwelling set over 1 storeys - 50 square metres

The proposal shows all flats to have a minimum floor space of 50m² per flat. It is considered that an acceptable standard of living would be demonstrated. The locality benefits from close access to areas available as public open space and as such whilst limited amenity space is provided, there are public areas available as amenity space(s) able to be utilised by occupants.

Overall, it is considered that the proposal would have an acceptable impact on residential amenity and would be compliant with the aims of Policy LP24 (c) of the KLP.

Policy LP52 is also considered to be of relevance and sets out that development must be considered in relation to potential for increases from pollution, in this case the relevant possible increases could relate to noise, light & odour emissions.

Officers have noted that the site sits within a mixed use setting and shares a party wall with a commercial building. As such, the applicant must therefore ensure that sound transmission from this use does not adversely affect residential amenity, and the applicant is reminded that a higher level of sound insulation is required where commercial and residential uses share a party wall or floor/ceiling. To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating

premises, conditions shall be imposed to secure the submission of a noise assessment and mitigation scheme upon any grant of approval.

Neighbouring occupiers

7 Westgate: adjoins the application site to the east

Overlooking: The proposal would have side facing windows for habitable rooms, the bedroom of flat 3 would face onto 7 Westgate which has two side facing windows. It is considered that, these windows have an existing established relationship between the properties.

In terms of overlooking, the established pattern of development in this site and openings is such that whilst the proposal would allow for some degree of overlooking, this is largely an established situation in respect of the existing first floor of the building and having regard to the orientation of the buildings in relation to one another it is considered, on balance, the impact of the proposal in this regard would not be to such an extent that refusal could be substantiated in this case.

Overshadowing/loss of light/overbearing: The proposal would not increase the scale of the building and therefore no significant issues would be raised regarding overshadowing/loss of light/overbearing.

It is considered that there are no other residential properties adjoining the site.

In conclusion, it is considered that the proposals would not result in significant impacts on the privacy and amenity of any neighbouring occupants, complying with Policies LP24 and LP52 of the Kirklees Local Plan, and policies within Chapters 12 and 15 of the National Planning Policy Framework. The proposals are also considered to accord with Principles 6, 16 and 17 of the Council's Housebuilders Design Guide SPD.

4 – Impact on highway safety:

Policies LP21 and LP22 of the Kirklees Local Plan and Chapter 9 of the NPPF relate to access and highway safety and are considered to be relevant to the consideration of this application. The Council's adopted Highway Design Guide and Principles 12 and 19 of the Housebuilders Design Guide which seek to ensure acceptable levels of off street parking, adequate waste storage facilities are provided, are also considered to be of relevance.

There are no parking spaces provided as part of this application. Officers consider that the site is in a sustainable location, and that there are good transport links with a bus stop in close proximity to the premises. It is not considered that the proposed works would be harmful to highway safety and

the proposal would therefore be compliant with Policies LP21 and LP22 of the Kirklees Local Plan and advice within the NPPF.

Officers have consulted with KC waste who have requested details of waste management to be secured via a condition.

It is therefore considered that in terms of access and highway safety / parking the proposed would comply with the policies LP21 And LP22 of the Kirklees Local Plan. (subject to inclusion of the recommended conditions).

5 – Other matters:

Ecology

Local Plan Policy LP30 refers to biodiversity and geodiversity. This policy requires development proposals to result in no significant loss or harm to biodiversity, minimise the impact on biodiversity and provide net biodiversity gains through good design and habitat creation where opportunities exist. Biodiversity policies are primarily provided in Section 15 of the National Planning Policy Framework (NPPF) and Policy LP30 of the Kirklees Local Plan.

Biodiversity Net Gain is now mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) and therefore, developments must deliver a Biodiversity Net Gain of 10%, utilising the statutory Biodiversity Net Gain metric unless exempt under The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Whilst it is acknowledged that the site is located within a swift alert layer on the councils GIS system. The proposals are relatively modest, and therefore considered unlikely that the proposals would have an impact on the bat / bird population that requires further investigation. An informative would be included, however, making the applicant aware that if bats are discovered on site during the works, any development shall cease and the applicant is advised to contact Natural England for advice on how to move forward.

The application form sets out that the site is exempt from Biodiversity Net Gain as the development is subject to the de minimis exemption (development below the threshold). Given that the proposal seeks to change the use of an existing building and does not pose any external alterations, it is considered that the exemption provided on the application form in relation to Biodiversity Net Gain can be accepted.

Climate Change

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Principle 18 of the Housebuilders Design Guide sets out that new proposals should contribute to the Council's ambition to have net zero carbon emissions by 2038, with high levels of environmental sustainability by ensuring the fabric and siting of homes, and their energy sources reduce their reliance on sources of non-renewable energy.

Given the scale of the development it is considered the measures proposed are proportionate to the development proposal and to insist upon a higher standard of measures (such as incorporation of renewable energy generation technologies) would be unreasonable in this case.

The measures to be undertaken are therefore concluded to be acceptable and meet the requirements of the aforementioned policies. The proposal is concluded to be acceptable, therefore, in this regard.

Foul & Surface Water Drainage

Policy LP28 of the Kirklees Local Plan & Section 14 ('Meeting the challenge of climate change, flooding and coastal change') of the National Planning Policy Framework and the National Planning Policy Framework technical guidance document are considered to be relevant in terms of foul / surface water drainage. Policy LP28 of the Kirklees Local Plan relates to drainage and the safe disposal of water throughout the district.

The site is located within flood zone 2 and is a first floor conversion and therefore a consultation with the Environment Agency has not been required. The submitted FRA sets out that floor levels will be no lower than existing. The proposal, being for first floor accommodation would not see ground level habitable accommodation.

Officers informally discussed the application on 10/04/2026 with the LLFA who confirmed that an evacuation plan would be provided in case of a

flood event. Officers consider that this can be secured as a pre-occupation condition for detail to be provided.

As such the proposal would be considered to accord with policies LP27 and LP28 of the Kirklees Local Plan and chapter 14 of the NPPF.

6 – Representations:

N/A

7 – Conclusion:

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation

APPROVE

Decision Authorisation - Delegated Powers

Application Number: 2025/92986

Officer Recommendation: Approve

Conditions

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to accord with Policies LP01, LP02, LP11, LP13, LP15, LP21, LP22, LP24, LP30, LP52 of the Kirklees Local Plan, Principles within the

Housebuilders Design Guide SPD and Policies within Chapters 2, 9, 12, 14, 15, of the National Planning Policy Framework

3. Before construction work commences, a report specifying the measures to be taken to protect the development from noise from all significant noise sources that are likely to affect the proposed development including road traffic/commercial premises etc. shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

- a) Determine the existing noise climate
- a) Predict the noise climate in living rooms (daytime), bedrooms (night-time) and other habitable rooms of the development
- b) Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.

Reason: To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise generating premises to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework. This is a pre-commencement condition to ensure that the proposal would provide an acceptable standard of living for the future occupiers of the site.

4. Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing (i) the design and materials of all bin storage areas/enclosures and recycling storage areas and; (ii) bin presentations points for collection of wastes has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the works required have been completed/provided, which shall thereafter be retained.

Reason: To ensure adequate waste storage facilities are provided in the interests of visual and residential amenity and highway safety to accord with Policies LP21, LP24 and LP52 of the Kirklees Local Plan, Kirklees Waste Management Design Guide for New Developments and policies contained within chapters 12 and 15 of the National Planning Policy Framework.

5. Prior to first occupation of the site, a flood risk evacuation route and evacuation plan shall be created and displayed in a shared space in relation to each dwelling and retained thereafter.

Reason: To mitigate flood risk impact of the development and accord with Policy LP27 of the Kirklees Local Plan and policies within Chapter 14 of the National Planning Policy Framework.

NOTE: All noise assessments should be carried out by a competent person. The applicant may wish to contact the Association of Noise Consultants <http://www.association-of-noise-consultants.co.uk/> (020 8253 4518) or the Institute of Acoustics <http://www.ioa.org.uk> (0300 999 9675) for a list of members.

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	01		13/11/2025
Floor plans	02		13/11/2025
Existing and proposed site Plan	02		13/11/2025
Flood risk assessment	004		23/01/2026
Climate change statement			13/11/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. Officers requested a flood risk assessment was provided during the course of the application.