

FLOOD RISK ASSESSMENT
for
Single Storey Extension, Car Port
and New First Floor Window
at
The Studio
Tudor Drive
Westergate
West Sussex
PO20 3YT



49 Fontwell Road, Selsey
West Sussex PO20 0PL



Flood Risk Assessment

This assessment is for the flood risk relating to a planning application for a single storey extension, car port and new first floor window at The Studio, Tudor Drive, Westergate PO20 3YT

EA maps and records show the site to be in an area within flood zones 2 and 3.

In accordance with the Planning Policy Statement 25 – ‘Development and Flood Risk’ (PPS25) Annex E, a flood risk assessment (FRA) would need to be undertaken and submitted with any forthcoming planning application. Based on the above it is very unlikely that any FRA would be able to suitably demonstrate appropriate flood mitigation throughout the lifetime of the PPS25 Practice Guide.

I do not think that a flood risk assessment is appropriate for this application as it is only a small extension with car port, which will not increase flood risk or result in only minor additional damage in the event of a flood.

This is a residential extension and there will be no lowering of floor levels. In addition, the main ground floor element of this application is a car port and not living accommodation

The small utility room extension will include these flood proof measures:

1. Solid floor construction with no air bricks.
2. Electrical sockets will be sited at least 900mm above floor level.
3. Flood boards will be considered for the external door.