

Flood Risk Assessment

Householder Application for Planning Permission for works or extension to a dwelling

Site Address:
42 Addison Way
Bognor Regis
West Sussex
PO2 9QE

For & on behalf of:
Mr & Mrs Leeper
42 Addison Way
Bognor Regis
PO22 9QE

Ref: LL01/FRA/20
Householder Planning Application Ref: BE/66/20/HH

1.0 Introduction

This Flood Risk Assessment (FRA) supports a Householder Application for Planning Permission for works or extension to a dwelling and has been produced on behalf of Mr & Mrs Leeper.

The report concerns flood risk and has been prepared generally in accordance with the recommendation of Planning Policy Statement 25, Development and Flood Risk (PPS 25) and, Communities and Local Government 2007, Improving the Flood Performance of New Buildings Flood Resilient Construction.

The property flood risk is in flood zone 2, an area with a medium probability of flooding. Appendix 1 shows the location and property identification report from the environment agency.

The drawings supporting this report are numbers LL001, LL002, LL003, LL004 & LL005 which form part of the householder application reference BE/66/20/HH.

2.0 Proposed Development

The development comprises of the demotion of a conservatory attached to the main house and the demolition of an existing outbuilding (store) attached to the garage also located within the curtilage of 42 Addison Way.

The new extension to the main house is to be located at the rear of the property and will create a new lounge. The new outbuilding is to replace the existing and will be attached the existing garage as before.

The proposed rear extension is approx. 23m². The proposed outbuilding is approx. 31m².

The internal floor levels for the rear extension to create the new lounge will match the exiting house internal floor levels.

42 Addison Way is a semi-detached property.

3.0 The Site

The site is attached to number 40 Addison Way and is the most westerly property at the end of Addison Way. It is adjacent to an open drain that runs through the residential area running primarily from north to south.

The site is within a wider residential area located off Rowan Way to the north.

This property is a residential dwelling.

4.0 Flood Zone

The current property is located in flood zone 2 and attached in Appendix 2 is the standard form of flood risk assessment.

The flood resilience and resistance techniques to be included are as follows:

1. Floor levels within the new extension will be set at the same level as the existing house.
2. Periscope air vents to duct any existing floor voids to be used and raised above predicated flood depth (i.e.<0.3m)
3. Damp proof course (DPC) height to match existing house
4. Damp proof membrane of polythene of 1200 gauge and to be lapped and seal to existing house
5. Concrete slab at least 150mm thick with rigid closed-cell floor insulation material
6. Cavity masonry wall with be rigid closed-cell wall insulation material
7. All electrical feeds to be run from high level down and sockets for plugs and appliances to be installed above finished floor level.
8. Electrical sockets should be installed above flood level for ground floors to minimise damage to electrical services and be at a minimum height above internal floor level of 300mm
9. Electric ring mains should be installed from high level with drops to new ground floor sockets and switches.

5.0 Foul and Surface Water Drainage

The property is drained to the public foul water sewer in Addison Way and will be retained as no additional foul drainage is proposed.

Surface water from the existing building drains to soakaways which operate well in the prevailing ground conditions. The drain will be retained and additional soakaway installed as required under the building regulations.

6.0 Conclusion

The sites is shown to lie within flood risk zone 2 of the Environment Agency's flood map and a flood risk assessment has been carried out in accordance with PPS25 and the standard format to act as an assurance to the Local Planning Authority that flood risk issues have been adequately considered and addressed.

Appendix 1

Flood Map for Planning

Flood map for planning

Your reference
BE/66/20/HH

Location (easting/northing)
492969/101248

Created
13 Jul 2020 18:00

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

BE/66/20/HH

Location (easting/northing)

492969/101248

Scale

1:2500

Created

13 Jul 2020 18:00

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



 0 20 40 60m

Appendix 2

Standard form of flood risk assessment

Householder and other minor extensions in Flood Zone 2 and 3

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex. In this instance consult the Environment Agency.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'.
Either; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)	YES
OR; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	NO

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for flood risk assessment.

Cumulative impact of minor extensions and the removal of Permitted Development rights.

There is potential for cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <https://www.gov.uk/government/publications/permeable-surfacing-of-front-gardens-guidance>

The Environment Agency supports the GPDO amendment as it is in line with the recommendation of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment