

## Householder and other minor extensions

The guidance below is designed to cater for domestic extensions as well as the extension of an existing building used for non-domestic purposes where the footprint created by the development does not exceed 250 square metres.

The Environment Agency recommends that:

**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 Planning Authority that flood risk issues have been addressed as part of the development.

**Planning Authorities** check the planning application and ensure that one or other of the mitigation measures proposed in the table below has been incorporated into the development.

| 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 tick one of the boxes below |
|---|---|--|
| <p>Either ;</p> <p>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.</p>                  | <p>Details of any <a href="#">flood resilience and resistance techniques</a> to be included in accordance with 'Preparing for floods' (ODPM 2003)</p>                                       |  |
| <p>Or;</p> <p>Floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal &amp; coastal flood level.</p> | <p>This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level.</p> <p>All levels should be stated in relation to Ordnance Datum</p> |  |

Click [here](#) for information on flood resilience and resistance techniques

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

In circumstances where local knowledge (Strategic Flood Risk Assessment held by the LPA/ letters from the parish council etc.) has indicated that the cumulative impact of minor extensions may have a significant effect on flood risk as highlighted in PPS25 paragraph D14, [FRA guidance note 2](#) can be applied.

# Flood map for planning

Your reference  
**142 Barnham**

Location (easting/northing)  
**495500/104961**

Created  
**30 Sep 2024 10:09**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

## 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.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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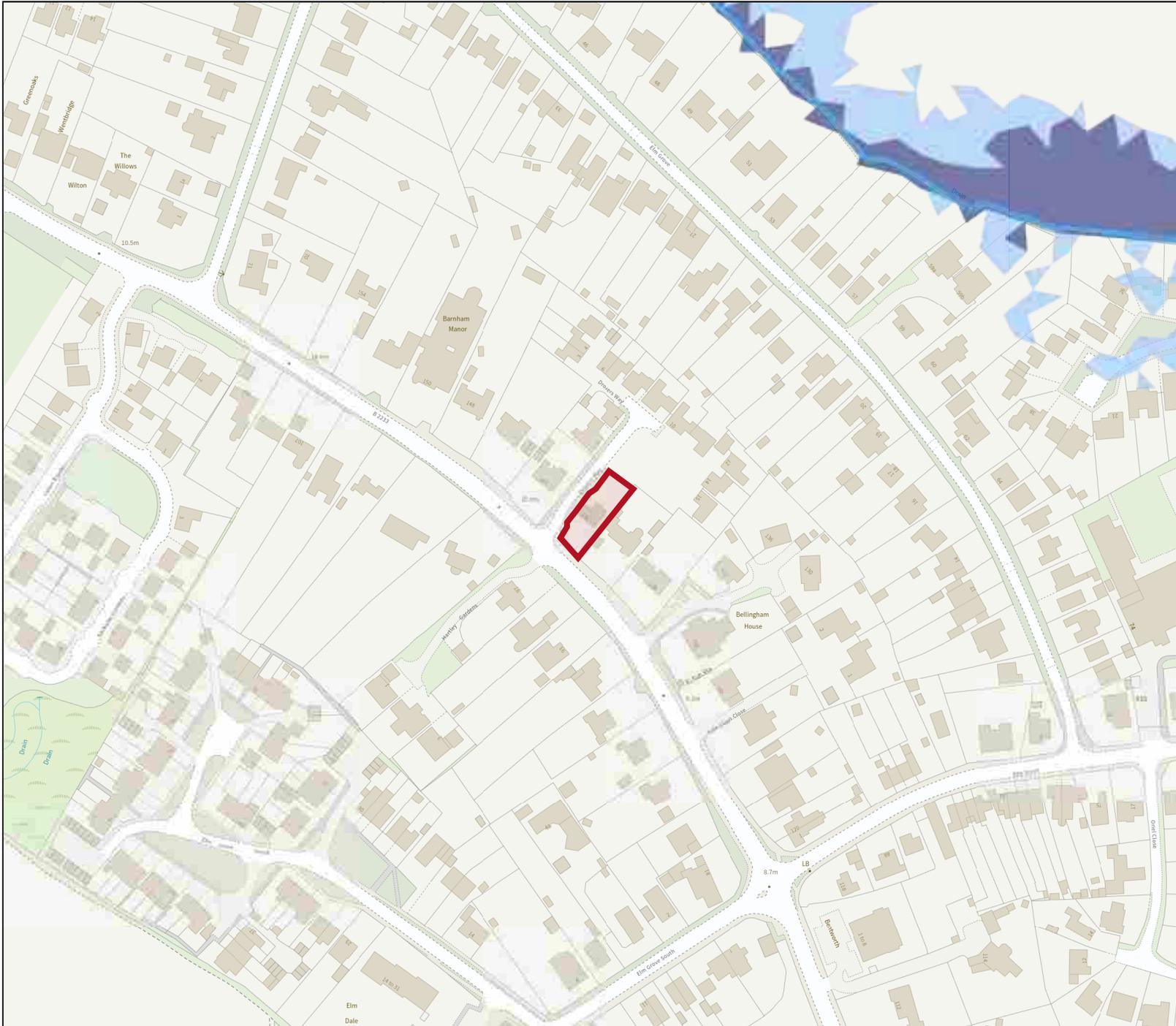
### Flood map for planning

Your reference  
**142 Barnham**

Location (easting/northing)  
**495500/104961**

Scale  
**1:2500**

Created  
**30 Sep 2024 10:09**



-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

