



Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions; and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. It should NOT be applied if an additional dwelling is being created.

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 that flood risk issues have been adequately addressed. Print the completed form to a PDF writer if submitting this form electronically.

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 dwellings' CLG (2007)	
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 Datum¹	

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 fundamentally opposed to these developments.

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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

Flood Risk Assessment for 2 Brooksmead, Bognor Regis, West Sussex

The proposed extension is a domestic extension in flood risk area 2 with an area of less than 250 sq. metres. The proposal also comes into the class of 'Householder & other minor extensions' according to the Environment Agency flood matrix via www.pipernetworking.com/floodrisk/matrix.html.

Therefore this minor development does not need a detailed flood risk assessment but for good practice the new extension will not be lower than the existing floor level of the existing building. In addition, the proposed single storey extensions electrics we would anticipate will be run down at ceiling level and then dropping down to plug and socket points.

In respect of local emergency services, the extension is to provide the occupants with additional living space not bedrooms so the occupancy number will not increase therefore not providing any additional burden on their services.

Attached with this assessment is a table completed for householder developments carrying out alterations in Flood Risk 'zone' 2.

Advice for this document was sort from Terri Gammon of the environment agency (08708 506 506), email : enquiries@environment-agency.gov.uk.