



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

phone: 01903 871131
fax: 01903 871132
e mail: info@atterburymoore.co.uk

Our ref:

Date: 5th November 2020

Proposed Garage Conversion

at

Shore House, Seafield Road, East Preston West Sussex

Flood Risk Assessment

Introduction

This assessment has been prepared in support of the planning application for an integral garage conversion at Shore House, Seafield Road, East Preston.

Application Site

The existing property is a large detached 3-storey house located on the south side of Seafield Road and backing onto the seafront. The dwelling was built a few years ago and the single storey integral garage is positioned on the east side of the property. The garage floor is at external ground level and has an existing concrete floor. The dwelling is 200mm above the garage floor level.

The site is shown to lie within flood zone 3, on the Environment Agency's current flood map. This represents current flood zoning and does not allow for climate change or general sea level rise.

The Proposal

The proposed works will include the conversion of the existing integral garage into habitable accommodation.

Flood Risk

It is noted that many houses in this flood area have been extended, re-modelled or have been re-built. Shore House was built a few ago and was approved by Planning. Therefore it is assumed the proposed floor level of the house was approved by the Environment Agency.

The proposal will raise the height of the garage floor to the height of the ground floor in the main dwelling. The proposals will not increase any existing flood risk to the existing building or create any additional flood risk to any adjacent buildings or the surrounding area. The proposal will be constructed with flood resilient materials, with concrete floors and masonry walls. All electrical sockets and meters shall be positioned at a higher level.

It is therefore considered that the proposed works will have minimal impact and will not provide any future flood risks.

The map below indicates the Flood Zone 3

