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Proposed Extensions and alterations to

Sandgate House, South Strand, East Preston, West Sussex

Flood Risk Assessment

Introduction

This assessment has been prepared in support of the planning application for a proposed detached garage and a garden room at Sandgate House, South Strand, East Preston.

Application Site

The existing property is a large detached 2 –storey dwelling located on the beach side of South Strand. The dwelling is accessed via a narrow private road and includes a large north facing garden and parking area.

The site is shown to lie outside of the flood zone area as indicated on the map below. This map is taken from the Arun DC flood zone plans Appendix C, ADC_18. This represents current flood zoning and does not allow for climate change or general sea level rise.

The Proposal

The proposed development includes a single storey detached garage and a timber framed garden room.

The new proposal is to be built in the north facing garden of the property. The non-habitable garage will be built at ground level and the garden room will be at least 150mm above ground level.

Flood Risk

It is noted that many houses in this flood area have been extended, re-modelled or have been re-built.

The proposed garage is non-habitable and will include a solid concrete floor. The garden room is also non-habitable and will be just used as an occasional room in the garden. The floor will be 150mm above ground floor level and will be of solid construction. 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. Although the proposal includes an increase in the floor area of the building, the proposals will not intensify the use. The proposed buildings will be constructed with flood resilient materials, including solid concrete floors. 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

