



Householder and other minor extensions

EP 17 09

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 householder and other minor extensions | general surface water drainage information
 planning policy statement 25 | flood risk assessment note 1 | flood risk assessment note 2 | flood risk assessment note 3
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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
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 resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)	
Or; 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 & coastal flood level.	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	

[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.

End of comment



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creating a better place

You are in: Maps > What's in your backyard?

I'm looking for...

Flooding

Enter postcode or
place name:

BN16 1PN

Search

Overview map:



Other topics for this
area...

River Quality

Drinking Water

Environment
Agency Offices

Water Framework
Directive - River
Basin Management
Plans - Rivers

Waste

Water Framework
Directive - River
Basin Management
Plans - Coastal Waters

Water Framework
Directive - River
Basin Management
Plans - Estuarine

Flood Warning

Water Framework
Directive - River
Basin Management
Plans - Lakes

Water Framework
Directive - River
Basin Management
Plans -
Groundwater

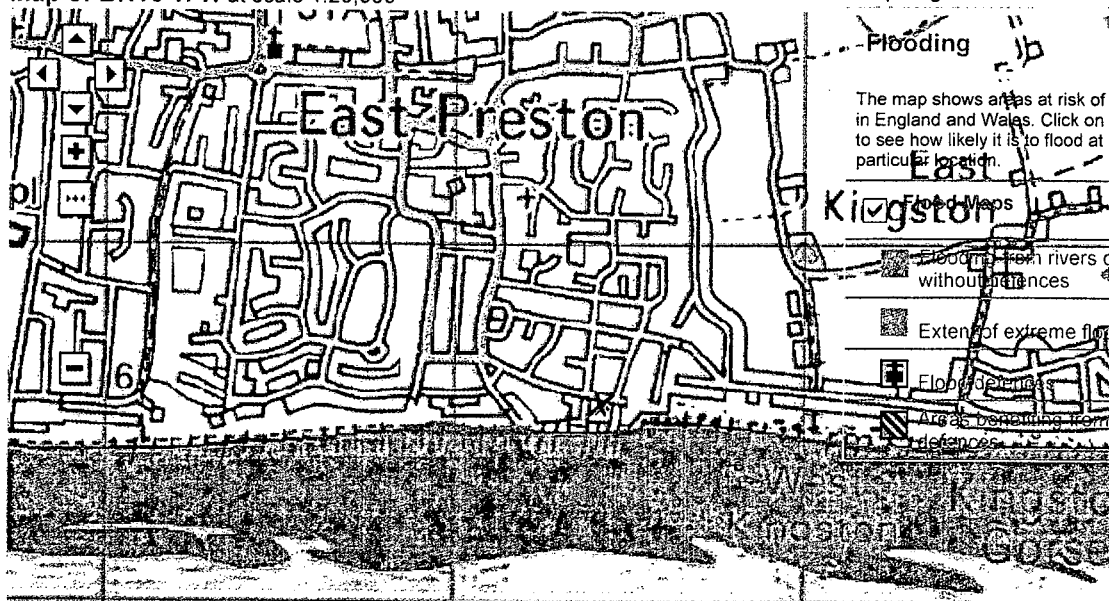
Coastal Waters

Flooding

Air Pollution

Pollution

Map of BN16 1PN at scale 1:20,000



Map Legend

Flooding

more

The map shows areas at risk of flooding in England and Wales. Click on the map to see how likely it is to flood at a particular location.

Flood Maps

Flooding from rivers or sea without defences

Extent of extreme flood

Flood defences

Areas benefiting from flood defences

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[View text version of all results](#)

See also:

Understanding the flood map

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

Sign up to our flood warning service

We can't always stop rivers from flooding, but we can tell you when it's going to happen. Our free service provides flood warnings direct to you by telephone, mobile, fax or pager.

Flood risk and home insurance

I am in a floodplain, will this affect my insurance?

Flood map - your questions answered

Answers to commonly asked questions about the flood map.



Anglian | Midlands | North East | North West | South West | Southern | Thames | Wales

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You are in: Maps > What's in your backyard?

I'm looking for...

What's in your Backyard?

Maps

Flood Risk for X:505913, Y:102257

Be prepared

We are not responsible
for the content of other
web sites.

The location you have selected is in an area which fell outside the extent of the extreme flood, at the time of our assessment of the likelihood of flooding. Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. The Flood Map shows our current best information on the extent of the extreme flood from rivers or the sea that would occur without the presence of flood defences.

For a fuller explanation of flood likelihood, click here.

Be aware:

- Our maps only cover flooding from rivers and the sea. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc. Click here to find out more.
- To find out how to be prepared for all types of flooding go to our Floodline pages or call Floodline on tel: 0845 988 1188.
- The information on the likelihood of flooding is not intended to be used by people applying for planning permission for new developments. To find out how the Flood Map can help when planning a new development, click here.

[Anglian](#) | [Midlands](#) | [North East](#) | [North West](#) | [South West](#) | [Southern](#) | [Thames](#) | [Wales](#)