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Proposed detached garage extension and first floor self-contained annexe in the front garden and a detached office building within the rear garden

Shore House, Seafield Road, East Preston West Sussex

Flood Risk Assessment

Introduction

This assessment has been prepared in support of the planning application for a garage extension and a detached office building 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 detached garage is located in the front garden to the south of the main house. The detached garage is at external ground level and has an existing concrete floor.

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

1. The existing detached garage is to be extended to the north with a proposed self-contained annexe at first floor level. Part of the existing garage will be converted to form a new hallway and staircase giving access to the annexe.

2. A proposed timber framed office building is to be built in the south east corner of the rear garden facing the seafront.

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 and an FRA was agreed.

The proposed garage extension to the front will be retained as a garage and will be finished with a concrete floor to match the approved. Part of the garage is to be converted to house the new staircase to the first floor annexe. The floor will be raised by 200mm to match the floor height of the existing house. The floor and upstands/skirting will be finished in tiles for easy cleaning in the event of a flood. 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.

The proposed office outbuilding will be timber frame and will be constructed from a concrete raft / base. The floor and timberwork will match the floor level of the existing house, 200mm above ground 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

