

Householder and other minor extensions

welcome | user flowchart | consultation matrix | sequential test results table | applicant and agent advice
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
<p>Either ;</p> <p>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.</p>	<p>Details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)</p>	
<p>Or;</p> <p>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.</p>	<p>This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level.</p> <p>All levels should be stated in relation to Ordnance Datum</p>	

[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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Flooding

Enter postcode or place name:

BN16 1JX

Overview map:



Other topics for this area...

[Flood Risk](#)

[Flood Warning](#)

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Quality](#)

[Drinking Water](#)

[Waste](#)

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- Rivers](#)

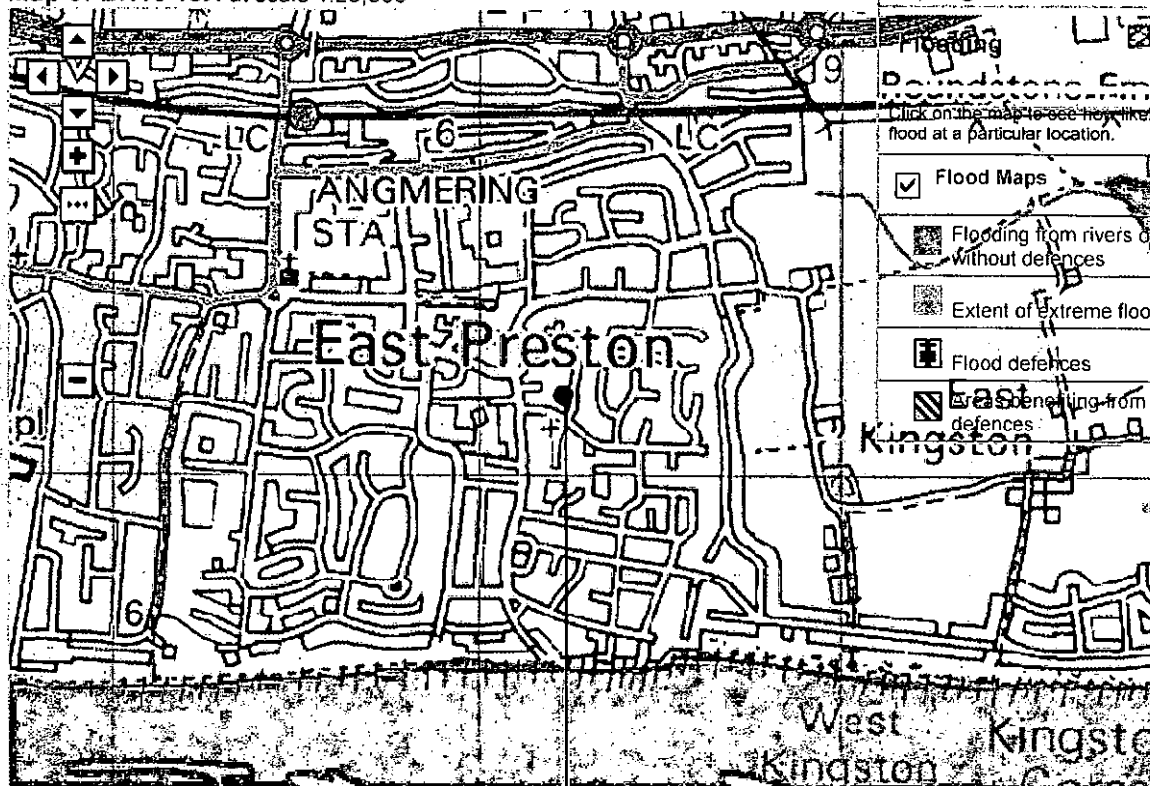
[River Basin
Management Plans
- Lakes](#)

[River Basin
Management Plans
- Coastal Waters](#)

[River Basin
Management Plans
- Estuarine](#)

[River Basin
Management Plans
- Groundwater](#)

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



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Map Legend

Flooding
Roundstone, Em.
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

[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.

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What's in your backyard?

Flood Risk for X:505934, Y:103046

Be prepared

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](#).

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