



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: 16th April 2020

Proposed conversion of existing double garage into a self-contained annex

34 Glenbarrie Way, Ferring, West Sussex

Flood Risk Assessment

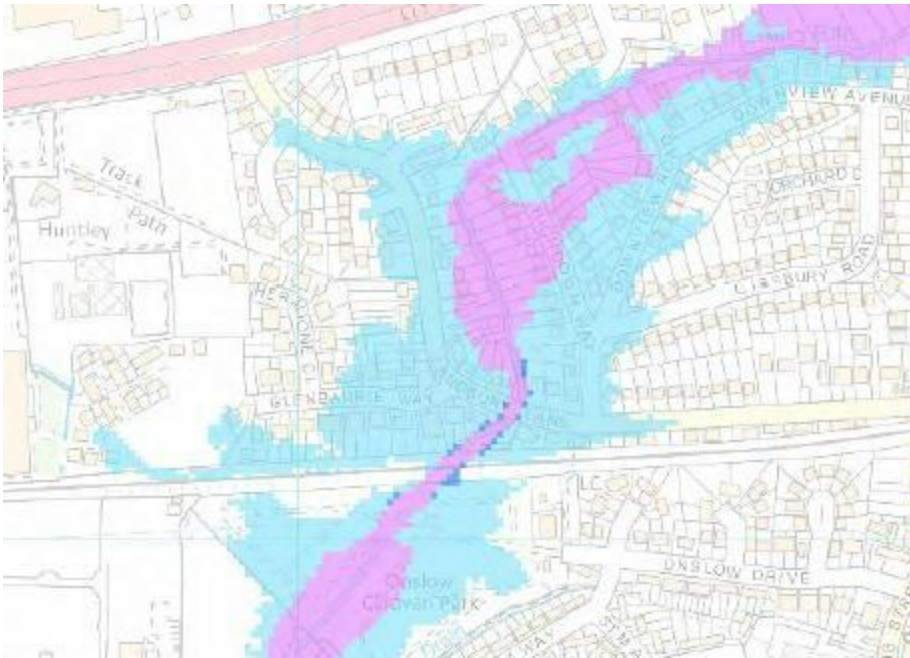
Introduction

This assessment has been prepared in support of the planning application for the conversion of an existing double garage to provide a self-contained annex for a dependant relative at 34 Glenbarrie Way in Ferring.

Application Site

The existing detached garage is constructed of solid blockwork, rendered externally with a pitched roof. It is currently used for storage and has no history of flooding. The garage is located adjacent to a new detached bungalow that was constructed several years ago and was approved by the Local Authority / Environment Agency. The garage has a solid concrete floor. The proposed garage extension to the side will match the existing materials and will include a solid concrete floor.

The site is shown to lie within flood zone 2 as shown on the map below which has been obtained from the Arun DC website. The property is adjacent to a small stream/drainage ditch that runs between the property and the railway line to the south. This represents current flood zoning and does not allow for climate change or general sea level rise.



The Proposal

The proposal will include the conversion of the existing double garage to provide a small self-contained annex linked to the existing dwelling. The proposed floor will be a solid floor and the height will be raised by **200mm**. The existing surface water to the garage discharges into the existing stream.

Flood Risk

It is noted that there is a stream than runs at the rear of the property adjacent to the railway line.

The ground slopes away from the garage down to the stream and the garage is therefore at a higher level. The garage or existing dwelling has no history of flooding and is currently used as storage. The ground floor level will be raised by 200mm and will be a solid floor finished with floor tiles with an upstand. The surface water drainage is existing and will therefore the proposals will not have any additional impact.

As the building is existing, the proposals will not increase any existing flood risk to the existing dwelling / conversion or create any additional flood risks to the area.