



Householder and other minor extensions

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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	<table border="1"> <tr> <th colspan="4">ARUN DISTRICT COUNCIL</th> </tr> <tr> <td>No.</td> <td>FG</td> <td>60</td> <td>09</td> </tr> <tr> <td colspan="4"> </td> </tr> <tr> <td>Received</td> <td colspan="3"> </td> </tr> </table>	ARUN DISTRICT COUNCIL				No.	FG	60	09					Received			
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[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.

Flood Resistance and Resilience Techniques (in accordance with 'Preparing for floods' [ODM 2003]) for:

Location: 162 Littlehampton Road Ferring

Ref:

Proposal: Erection of side extension and new gables to front elevation, extension to rear including new dormer window.

Ground Floors:

- Solid concrete floors with the DPM between the concrete slab and the screed
- Continuity of the DPM with the wall DPC to be maintained
- Rigid insulation board with low water absorption to be used in the floor construction
- Minimum 65mm

Walls:

- External walls to be of cavity masonry construction with low water absorption rigid insulation boards or cavity batts
- All wall ties / fixings to be of stainless steel
- Internal load bearing walls to be of masonry construction
- Internal finish at ground floor level to be of a render coat of sand/cement and lime based plaster finish
- Internal non-load bearing walls to be either masonry construction or water resistant treated timber stud walls.

Fittings:

- Water resistant chipboard to be used in kitchen fittings on raised legs (100-150mm)
- Separate fridge/freezer to be considered (easier to raise)
- Separate built in cooker and hob to be considered.