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	

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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What's in your backyard?

Flood Risk for X:507744, Y:102807

Be prepared

We do not have an assessment of flood risk for the area which you have selected. This may be because the area selected is outside the floodplain. It could also be because we have been unable to assess the likelihood of flooding for this area because we did not have sufficient information (this applies to fewer than 1% of the properties in England and Wales in the flood outline)

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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Author: The Environment Agency | enquiries@environment-agency.gov.uk
Last updated: 20 January 2009

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Flooding

Enter postcode or place name:

BN12 5RD

Search

Overview map:

Other topics for this area...

- Flood Risk
- Flood Warning
- Rivers
- Bathing Water Quality
- Groundwater Sources
- Waste
- Pollution
- Air Pollution
- Environment Agency Offices
- River Basin Management Plans - Rivers
- River Basin Management Plans - Lakes
- River Basin Management Plans - Coastal Waters
- River Basin Management Plans - Estuarine
- River Basin Management Plans - Groundwater

Map of BN12 5RD at scale 1:20,000

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view text version of all results

Problems viewing the map

An issue has been identified in Wigmore, Herefordshire:

This will be resolved during the next update in March 2010.
For further information regarding this area please contact us directly.

More about flooding:

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.

Flood map - your questions answered
Answers to commonly asked questions about the flood map.

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