



architectural & quantity surveying services

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Our ref:

Date: 19th May 2018

**Proposed Extension and alterations
to**

25 South Drive, Ferring, West Sussex

Flood Risk Assessment

Introduction

This assessment has been prepared in support of the planning application for the extensions and alterations to the existing dwelling at 25 South Drive, Ferring.

Application Site

The existing property is a detached 3-bed dwelling situated on the South side of South Drive which backs onto the beach. The dwelling has a detached garage in the front garden with a long driveway.

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

The proposed development includes a 2-storey extension to the front of the dwelling (north west corner) and an attached replacement garage. The proposal also includes internal alterations and extending the existing pitched roof over the front part of the house.

The main purpose of the extension and alterations is to provide an additional bedroom / en-suite to the first floor and a library to the ground floor. The proposals will also improve the main entrance to the house and improve the internal layout.

Flood Risk

It is noted that many houses in this flood area have been extended, re-modelled or have been re-built.

All the proposals will be undertaken to the front of the house and will not be extended towards the beachside. The ground floor works will increase the floor area by only 25m² which is not considered to be major works and will have minimal impact to the site and surrounding area. The garage will replace the existing double garage. 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. Although the proposal includes an increase in the floor area of the building, the proposals will not intensify the use. The floor level of the proposed extension will be as the existing house (approximately 200mm above external ground level). The proposed extension will be constructed with flood resilient materials, with concrete floors and masonry walls

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

