



Subject: **1 Davenport Road Felpham West Sussex PO22 7JP**



The address is a residential property consisting of a 2 storey detach dwelling dating back to the mid 20th Century. This study identifies the potential hazard of flooding in the area of the proposed property and the likelihood of damage to property or people.

The ground floor footprint of the extension is 7 square metres. The property is mainly located in flood zone 3 having a 1 in 100 or greater annual probability of flooding.

The proposed extension to the existing dwelling is considered a minor development and therefore a sequential test is not required.

We are of the opinion that the proposal will not increase any known flood risk to the site nor incur any know residual risks, the level of the proposed extension complies with the standard as set out in the EA's model note, and that the appropriate criteria as set out in PPS 25, has been complied with.

Flood Resilience & Resistance Statement

- The applicant/owner of the property is to sign up for flood warnings via the GOV.UK website and to include a personal flood plan.
- All new finished floor levels will be set no lower than existing floor levels.
- Resilience measures such as using non-porous plaster, fitting solid floors or tiled floor coverings, raising electrics to preserve the electricity supply and taking simple steps in a flood event to move furniture and valuable possessions upstairs to lessen the damage flood water can cause.
- Electrical wiring feeding low level points and switches will drop from the ceiling rather than be fed from floor level.
- Use of solid concrete bearing floors rather than timber suspended floors
- New plasterboard if used will be installed horizontally in order to aid repair after flood damage
- All new surface run off areas to the extensions and alterations will drain to soakaways set a minimum of 5 metres away from the main dwelling.
- Any new external paving will be permeable to allow water to percolate into the soil below to prevent water ingress into the property



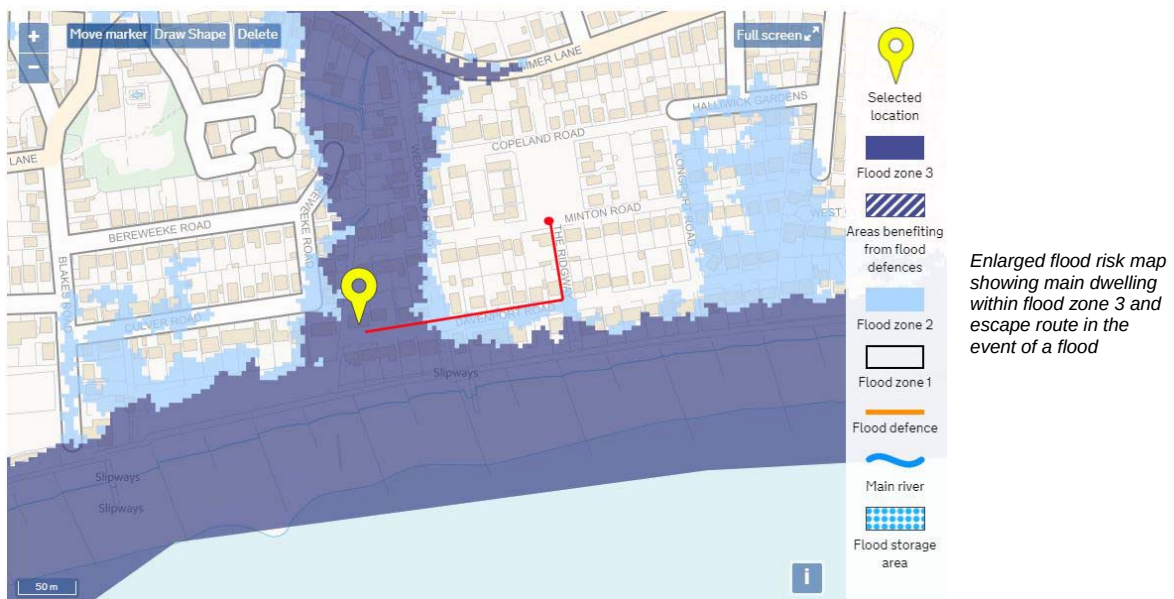
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Flood Risk Assessment



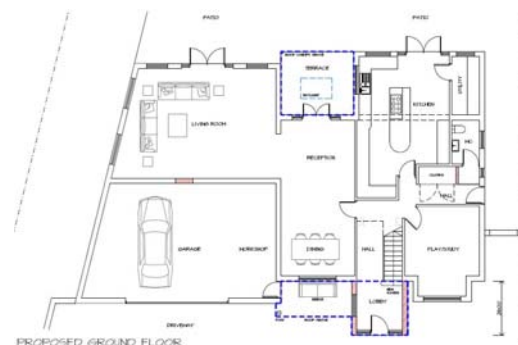
- Flood resistance measures are to involve trying to stop the water entering the property in the first instance. These can be fitted to the outside of a property to prevent or limit the flood water getting in and can include sand bags, flood boards, air brick covers, non-return valves and pumps, as well as work to ensure that the fabric of the property is sound.
- The proposed extension will have no impact on the dispersal of flood water in the event of a flood due to the footprint of the extension being located within an existing hardstanding area and location near to the coast. Furthermore part of the proposed new extensions roof will drain into an underground soakaway located in the front and rear gardens to allow rainwater to soak deep into the ground below any potential surface flood water above. All new hardstanding to the garden will be of a permeable type along with grass lawn areas allowing better dispersal of surface water in the event of a flood.
- Approximately 100 metres to the west along Davenport Road and then 50 metres north along The Ridgeway is an area outside of flood zones 2 & 3 for a flood escape route as highlighted on the accompanying flood escape route map below



- The proposed extension is set no lower than the current finished floor level of the main dwelling.
- There is no increase in surface water runoff due to the existing terrace roof cover to the rear of the property



Rear of dwelling highlighting hardstanding patio area
Proposed plan showing minor increase



in area of surface water run off to be taken to soakaways



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