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CONSTRUCTION OF DORMER EXTENSIONS TO FIRST FLOOR EAST AND WEST ELEVATIONS TO PROVIDE BATHROOM, SHOWER ROOM AND WARD ROBES, DETACHED DOUBLE GARAGE IN NW CORNER 15 KINGSMEAD, FELPHAM, BONOR REGIS, PO22 7BD

PLANNING REFERENCE FP/264/19/HH FLOOD RISK STANDING ASSESSMENT

PROPERTY DESCRIPTION

- The property consists of a single storey detached dwelling providing 3 bedrooms, bathroom, wc, living room and kitchen. The building has been extended at the same floor level as the existing building under planning permission FP/1/17/HH.
- The property falls inside Floodzone 3, but is located more than 120 metres from the nearest water course, Felpham Rife. The rife is protected at the seaward end by flood gates to prevent sea surge and to the landward side by further flood gates to control surface water run off from the north.
- In terms of flood avoidance, the property is protected on its southern boundary close to Upper Bognor Road by a flood bank extending from the Rife to the west to the bridge at Snooks Corner to the east. The level of the flood bank provides protection in excess of the 1:100 year predicted level of 3.25metres above OS datum.
- The flood risk prevention measures to be undertaken within this development fall under two headings: firstly measures undertaken as part of the proposed extension and secondly measures undertaken to protect the existing structure.
- The ground floor of the existing building is at 2.05metres above Ordnance Survey datum, the general site level being 1.92metres above OS datum.

PROPOSED FIRST FLOOR EXTENSIONS

- Flood risk measures are not relevant to this application, as the work to the habitable areas is all at first floor level.

PROPOSED DETACHED GARAGE BUILDING

- The building is not part of the habitable area of the site and therefore flood risk prevention measures are not required.
- Generally the advice contained in Environment Agency publications will be followed, particularly *"Improving the flood performance of new buildings"*.

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