

**FLOOD RISK ASSESSMENT IN SUPPORT OF A HOUSEHOLDER APPLICATION
FOR WORKS TO EXISTING DWELLING AT 20 WEDGWOOD ROAD, FELPHAM, PO22 7JF**

**DEVELOPMENT: DOUBLE STOREY; SIDE/REAR EXTENSION, REMODELLED ROOF AND MODIFIED
VEHICULAR ACCESS AND LANDSCAPING**

LOCAL AUTHORITY PLANNING REF: FP/275/18/HH

Introduction:

20 Wedgwood Road is a chalet style; two storey dwelling constructed in 1930's. It occupies a plot to the south of Minton Road and west of Wedgwood Road, Felpham.

The property is believed to have never flooded. From the Environment Agency Mapping the dwelling falls within Flood Zone 2.

The proposal is for a modest extension to existing footprint. The work involves the removal of an existing single storey extension to the rear and addition of a two storey extension to the west flank. The overall increase in footprint is approximately 20m².

Flood risk issues raised by home extensions:

It is acknowledged within government guidance and the NPPF that minor developments such as this are unlikely to raise any significant flood risk issues provided that the proposal does not have an adverse effect on a water course, flood plain or its flood defences and also provided it would not impede access to any flood defence and management facilities or where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

It is apparent that in this instance the impact of the home extension will be modest, the site will retain a significant proportion of soft landscaping and permeable surface. The potential increase in surface water run-off will be limited and the works would have no impact upon any existing water course flood plain or flood defence/management facility.

Design considerations:

Even modest proposals within flood zone areas should incorporate elements to mitigate the potential impact of the flood risk and ensure that the proposal would not exacerbate potential flooding issues elsewhere. In this instance the following measures are proposed:

- a) The existing ground slab/finished floor level is predominantly approximately 250mm above adjacent lower ground level (this varies slightly), however, at the western end the single storey element has a floor level 240mm below the principal FFL. It is therefore proposed to raise this floor level flush with the general FFL in order to mitigate any potential flood risk to the property.
- b) Measures will be incorporated to increase water exclusion and to minimise potential damage should flooding ever occur. These measures will include a minimum 1200 gauge continuous DPM, telescopic ventilation to any sub-floor vents. New electrical installations including sockets, spurs and luminaires to be situated below 450mm above FFL.

In order to ensure surface water run-off will be restricted and potentially reduced, the existing impermeable tarmac hardstanding will be replaced with a permeable surface selected and

agreed with the LPA from a range of permeable block paving or Netpave or other approved specification.

It is therefore anticipated that there will be no requirement for additional surface water to discharge to any drainage system beyond the site curtilage and the priority will be to ensure maximum infiltration to the ground in accordance with accepted good practice.

Neighbourhood Plan:

It is noted that the Felpham Neighbourhood Plan requires each development to consider flood risk and to take all reasonable steps to mitigate surface water run off as far as practicable.

It is submitted that this proposal has duly considered the matter of flood risk and incorporates a proportionate response.