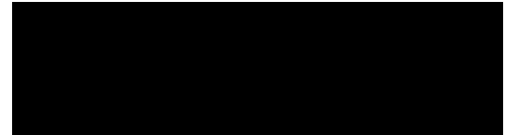


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RETENTION OF SUMMERHOUSE AND ASSOCIATED GROUND WORKS AND LANDSCAPING

15 KINGSMEAD, FELPHAM, BONGOR REGIS, PO22 7BD

PLANNING REFERENCE FP/297/17/HH

FLOOD RISK STANDING ASSESSMENT

PROPERTY DESCRIPTION

- The existing property consists of a single storey detached dwelling providing 3 bedrooms, bathroom, wc, living room and kitchen, recently extended at the same floor level as the existing building.
- 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 summerhouse is constructed on top of the flood bank and is therefore above the 3.25m above OS datum which constitutes the 1:100 year predicted level.
- 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.
- The summerhouse building is not intended for permanent occupation, but simply an amenity feature in the private garden of the property.

5 December 2017

