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Proposed rear extensions

Mimosas, Gorse Avenue, Kingston Gorse, West Sussex

Flood Risk Statement

Introduction

This statement has been prepared in support of the planning application for a single storey and 2-storey extensions at the rear of Mimosas in Gorse Lane, Kingston Gorse.

Application Site

The existing property is a large 2-storey detached dwelling house situated adjacent to the Kingston Gorse foreshore. The property is located on a large plot of land with garden areas on all sides.

The existing ground floor level is 380mm above the garden level.

Using the postcode on the Gov.uk website a search has confirmed that the property is very low risk from rivers and the sea. However it is noted that the garden is within a flood zone 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 replacement rear extension that will include an element that will be 2-storey. The floor will remain 380mm above the existing garden level. The existing extension / sun room is in a poor condition and is need of replacing.

Flood Risk

It is noted that many houses in this flood area have been extended, re-modelled or have been re-built. The client is fully aware of the future risks of flooding.

Whilst evaluating the potential risks the client has requested the following improvements to minimise these risks:-

1. The floor height will remain 380mm above the garden level.
2. The new dwelling will be constructed with flood resilient materials, with a ground bearing concrete ground floor and masonry walls.
3. The foundations will be designed in accordance with the Structural Engineers advice for this type of seafront location.

It is our opinion that 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.

It is therefore considered that the proposed works will have minimal impact and will not provide any immediate flood risks. The client will include the list of items mentioned above as part of these works.

The map below indicates that Mimosas is within Flood Zone 1 but part of the garden is within Flood Zone 2 (taken from Gov.UK – Flood map for planning)

