



FLOOD RISK & DRAINAGE ASSESSMENT

KITE SURF CAFÉ & SCHOOL SEA ROAD LITTLEHAMPTON BN16 2NA

Application for a cover to the existing roof terrace and first floor extension to provide toilets and store at Kite Surf Café & School, Sea Road, Littlehampton

The site is located on Littlehampton seafront and was originally occupied by a promenade shelter. Planning permission LA Ref: LU/307/17/PL allowed the demolition of the promenade shelter and construction of a café and kite surfing school with roof terrace and associated works. A subsequent application LA Ref: LU/96/21/PL created an enlarged ground floor area providing an equipment store and office space.

The current application seeks consent for a pergola style structure to cover approximately two-thirds of the existing roof terrace at first floor level, constructed with an aluminium frame, cladding and sliding glass doors. In addition, a small first floor extension is proposed to provide additional toilet facilities and storage.

The site is located within Flood Zone 3 (at high risk of flooding). The risk would appear to be predominantly tidal. Multiple flood defence features exist to defend Littlehampton seafront and surrounding area. The site occupies an elevated position above sea level forming part of the promenade with the public leisure centre and residential apartment complexes to the north.

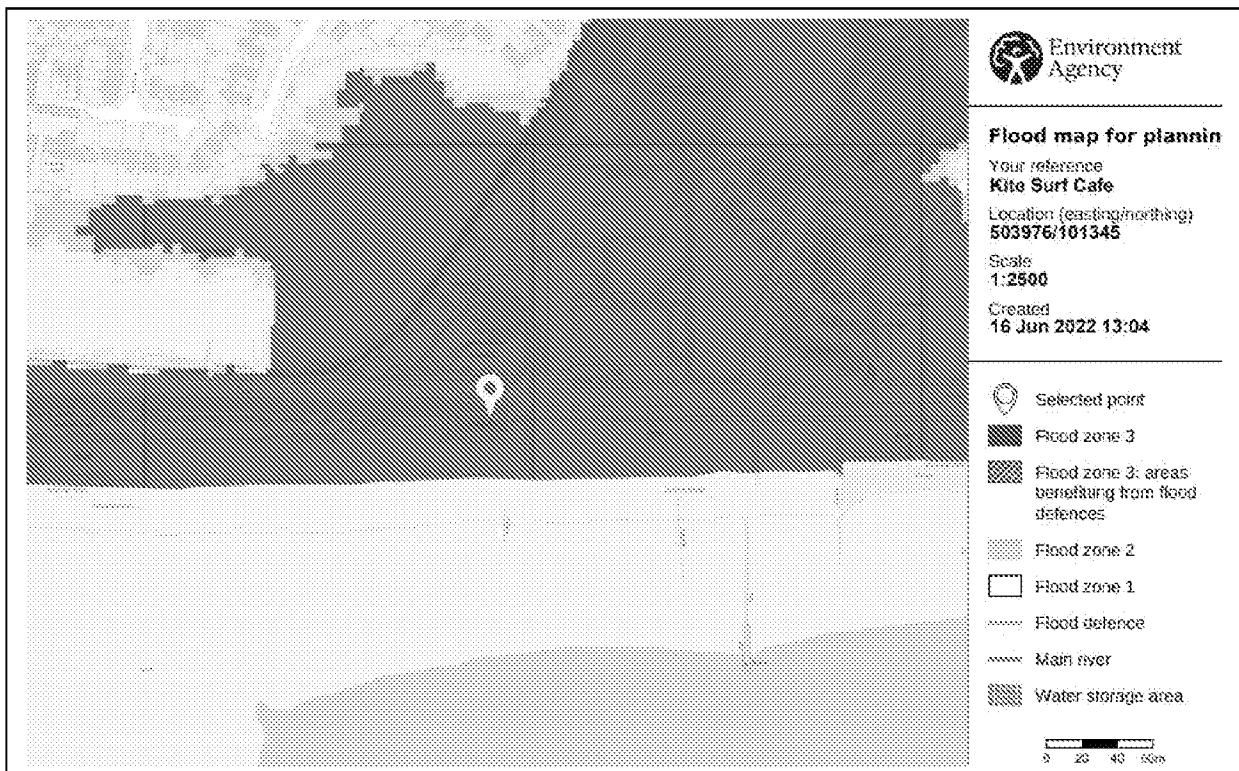


Figure 1: The site in relation to flood mapping - EA website



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On the basis that the building was a non-residential development (mixed use café and kite school) with a building footprint of less than 250 sqm a sequential test was not required. Due to the low vulnerability of the use and being partially water compatible the existing building was considered to be suitably located within flood zone 3. As the current proposals relate to an existing building and to works at first floor level the proposals do not result in an increase to flood risk.

In terms of drainage, the proposals result in an increase in toilet facilities on site and will connect to the mains sewer in the usual way. Surface water run-off will continue to be dealt with by the existing soakaways, which is considered acceptable on the basis that the proposals will not result in any additional surface water run-off, covering an area within the existing building footprint.

Smith Simmons & Partners



ARUN DISTRICT COUNCIL LU/149/22/PL



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