

Householder and other minor extensions

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The guidance below is designed to cater for domestic extensions as well as the extension of an existing building used for non-domestic purposes where the footprint created by the development does not exceed 250 square metres.

The Environment Agency recommends that:

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Planning Authority that flood risk issues have been addressed as part of the development.

Planning Authorities check the planning application and ensure that one or other of the mitigation measures proposed in the table below has been incorporated into the development.

Applicant to choose one or other of the flood mitigation measures below.	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to tick one of the boxes below
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, Flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003)	
Or; Floor levels within the extension will be set 300mm above the known or modelled 1% (1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal & coastal flood level.	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum	

[Click here for information on flood resilience and resistance techniques](#)

Cumulative impact of minor extensions and the removal of Permitted Development rights.

In circumstances where local knowledge (Strategic Flood Risk Assessment held by the LPA/ letters from the parish council etc.) has indicated that the cumulative impact of minor extensions may have a significant effect on flood risk as highlighted in PPS25 paragraph D14, FRA guidance note 2 can be applied.

End of comment

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Enter a postcode or place name:

BN17 7RE



Other topics for this area...

Risk of Flooding from Rivers and Sea

Ris

Map legend

Click on the map to see what is the Risk of Flooding at a particular location.

☒ Flood Maps

☐ Flooding from rivers or sea without defences

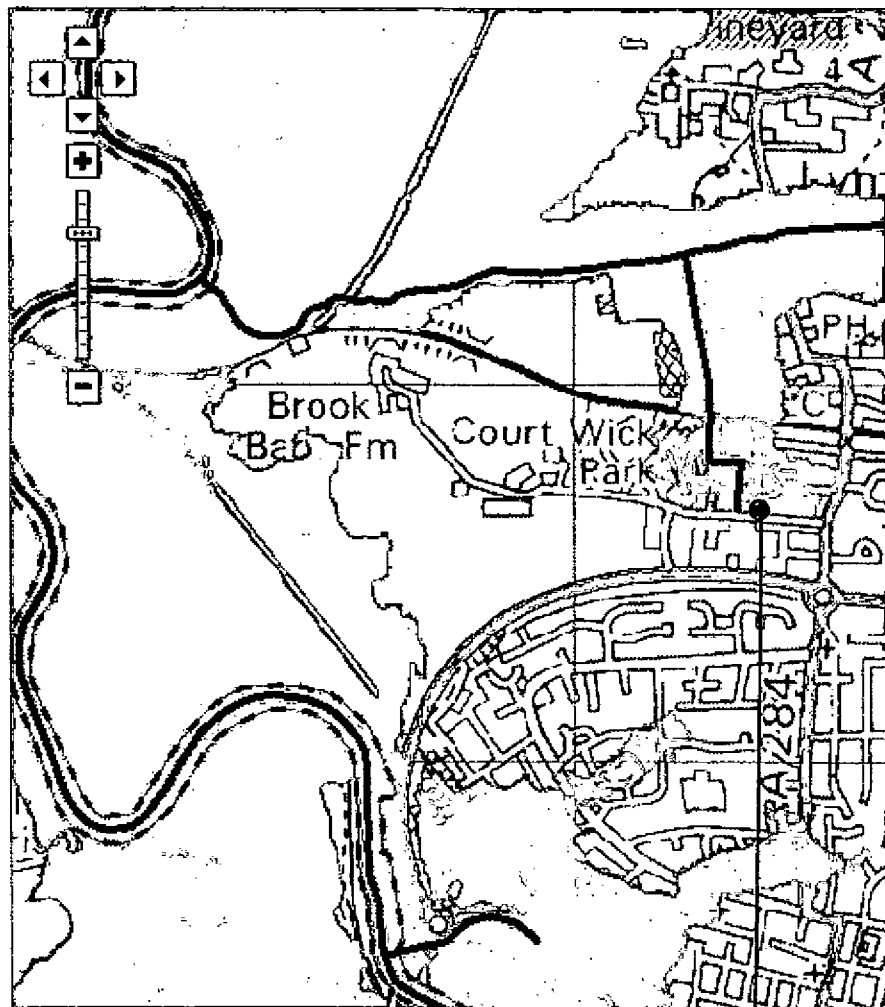
☐ Extent of extreme flood

☒ Flood defences

☒ Areas benefiting from flood defences

☒ Main rivers

BN17 7RE at scale 1:20,000



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THE SITE

Flood Map – Information Warnings

Manchester Ship Canal

Flood Mapping of the Manchester Ship Canal in Trafford, Salford and Warrington. For further information please contact the Environment Agency. Users of the Flood Zone Map should be aware that we have received a request for the Manchester Ship Canal at Trafford, Salford and Warrington on the ground



Interactive Maps

Flood Risk for X:500723, Y:104564

The information below provides an indication of the likelihood of flooding in your area. This information comes from the Environment Agency's Flood Risk Assessment, which uses ground levels, predicted flood levels, information on flood defences, and our local knowledge. The likelihood is described in one of three categories, low, moderate or significant, as used by the insurance industry.

The Environment Agency has provided this information to the insurance industry, as required by Government to ensure that as many people in flood risk areas are able to access flood insurance for their home.

Your local Environment Agency office may have more up to date information specific to your location.

What is the likelihood of flooding from rivers or the sea in my area?



[View current flood warnings in this area](#)

What does 'moderate' mean for me?

Be prepared

The location you have selected is in an area that has a moderate chance of flooding. The chance of flooding each year is 1.3% (1 in 75) or less, but greater than 0.5% (1 in 200). This takes into account the effect of any flood defences that may be in this area, whether or not these are currently illustrated on the Flood Map.

Flood defences reduce but do not completely remove the likelihood of flooding and can be over topped or fail in extreme weather conditions.

[Get a fuller explanation of flood likelihood.](#)

Find out if you can get advance flood warnings for your location.

Find out how to be prepared for of flooding on our Floodline pages or call Floodline on tel: 0845 988 1188.

Get further guides and information on flood risk and home insurance.

Do not use this information on likelihood of flooding when applying for planning permission. Find out what you need to do when planning a new development.

Our maps only cover flooding from rivers and the sea. Flooding can occur at any time and in any place from sources such as rising ground water levels, burst water mains, road drains, run-off from hillsides, sewer overflows etc.

[Find out more about other sources of flooding.](#)

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Last updated: 8th May 2012

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respect of our consideration of the role of the sluice gates in preventing
We are defending the challenge and believe and are advised that it is ill-
the challenge, users of the map need to consider whether the existence
weight they judge may be given to the zoning of the Manchester Ship C

Staveley, Derbyshire

Revisions to the Flood Mapping for the River Rother near Staveley in De
next update in August 2012. For further information please contact the E

More about flooding:

Understanding the flood map

A more detailed explanation to help you understand the flood map shc

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current

Flood map - your questions answered

Answers to commonly asked questions about the flood map.

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