FLOOD RISK ASSESSMENT
Householder planning application
24 West Drive, Middleton-On-Sea. PO22 7TS

BESPOKE ARCHITECTS
TAILORED DESIGN SOLUTIONS

Proposal

The proposal is an enlargement of an existing balcony space on the front of an existing dwelling and much of the structure is already insitu, with only a small roof extension needed to the front.

The existing spiral staircase is to be replaced with a more conventional straight staircase for safe access to the deck.

Flood zone.

The property is located in Flood Zone 3, which has a high probability of flooding, see enclosed Environment Agency flood map enclosed. This area has a high probability of flooding from rivers or the sea.

Nature of Development

The application is for a minor non-habitable extension consisting of a first-floor balcony.

Floor levels:

The proposed balcony is located at the first-floor level, significantly above the predicted flood levels for this zone.

No new habitable space:

The proposal does not create new sleeping accommodation or ground-floor living space that would increase the risk to life.

No change to ground level footprint:

As the balcony is elevated and supported by minimal structural posts, there is no significant loss of flood storage capacity on the ground.

Flood mitigation measures

In accordance with the Environment Agency's standing advice for minor extensions in Flood Zone 3:

Floor levels:

The floor level of the balcony will be no lower than the existing first-floor level of the main dwelling.

Flood resistance and resilience:

Given the elevation of the balcony, it is inherently resilient to flooding. Any supporting structures at ground level will be constructed using water-compatible materials.

Surface water:

Rainwater falling on the balcony will be managed to ensure no increased runoff to neighbouring properties.

Conclusion

The proposed first-floor balcony is minor development that does not increase the number of people at risk of flooding or affect flood storage capacity. It is therefore considered appropriate for this location under the Environment Agency's standing advice.