

32 East Front Road Pagham PO21 4SU

FLOOD RISK ASSESSMENT

29 October 2020

This report has been created in October 2020 to assess the risks and consequences of the proposed planning application to 32 East Front Road Pagham PO21 4SU.

The document has been prepared based on the hierarchy stemming from the Arun District Council "VALIDATION REQUIREMENTS FOR HOUSEHOLDER PLANNING PERMISSION" document.

Contents

Executive Summary	3
Validation Requirements.....	3
UK Government Guidance	4

Executive Summary

The works involve:

Conversion of existing central section of main roof from hip to gable at both ends with bifold doors and glass windows above.

Removal of gable roof extension over front bedroom and replace with flat roof.

Addition of 8 roof windows to allow natural ventilation.

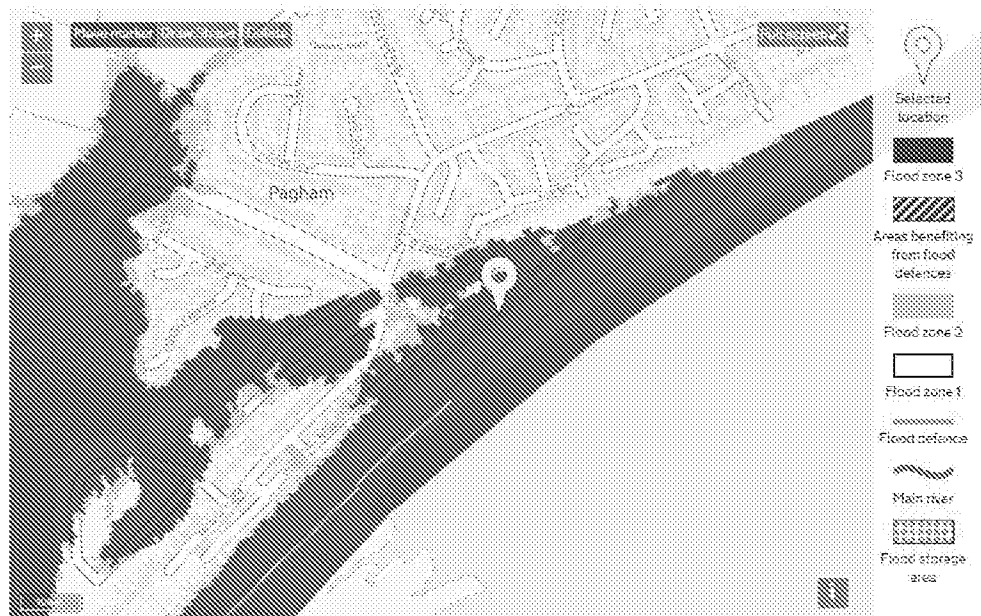
Single storey rear extension following demolition of conservatory with part flat roof.

The property is in Flood Zone 3.

The total roof area as a consequence of the planning application has not changed. The floor levels within the property will remain as existing or be increased. They will not be lower than existing levels.

Validation Requirements

The property is in Flood Zone 3.



The validation document requires:

"If you are located in Flood Zone 2 or 3 you will need to provide a Flood Risk Assessment and further information on what is required can be found on the useful table in the link below:
<https://www.gov.uk/guidance/flood-risk-assessment-for-planningapplications>"

UK Government Guidance

Following the above link, the website states that

"You should follow the Environment Agency's standing advice if you're carrying out a flood risk assessment of a development classed as:

a minor extension (household extensions or non-domestic extensions less than 250 square metres) in flood zone 2 or 3"

This standing advice at [flood-risk-assessment-standing-advice](#) states:

"Use the advice for minor extensions to complete an assessment for a minor extension in flood zone 2 or 3. A minor extension is a household or non-domestic extension with a floor space of no more than 250 square metres."

The "Advice for minor extensions" states "Make sure the floor levels are either no lower than existing floor levels".

This has been stated on drawing P0002:

"All floor levels won't drop below the current dwelling."

The advice also requests "Your plans need to show how you're going to ensure the development is not flooded by surface water." There is no history of flooding caused by the 18m2 conservatory which will be demolished and replaced with a solid extension of the same area (18m2). There is no net impact in the flood zone.