

# Flood Risk Assessment

Householder Application for Planning Permission for works or extension to a dwelling

Site Address:  
8 Church Lane  
Pagham  
Bognor Regis  
West Sussex  
PO21 4NS

For & on behalf of:  
Zoe Ireland  
8 Church Lane  
Pagham  
Bognor Regis  
West Sussex  
PO21 4NS

Ref: ZI01/FRA/20  
Householder Planning Application Ref: PP-09217066 (Planning Portal online reference)

## **1.0 Introduction**

This Flood Risk Assessment (FRA) supports a Householder Application for Planning Permission for works to extend a dwelling and has been produced on behalf of Ms Zoe Ireland.

The report concerns flood risk and has been prepared generally in accordance with the recommendation of Planning Policy Statement 25, Development and Flood Risk (PPS 25) and, Communities and Local Government 2007, Improving the Flood Performance of New Buildings Flood Resilient Construction.

The property flood risk is in flood zone 3, an area with a high probability of flooding. Appendix 1 shows the location and property identification report from the environment agency.

The drawings supporting this report are numbers ZI001, ZI002 & ZI003 which form part of the householder application reference PP-09217066 (Planning Portal online reference).

## **2.0 Proposed Development**

The development comprises of the construction of two extensions to enlarge the existing accommodation including the conversion of internal storage spaces within the main dwelling, all located within the curtilage of 8 Church Lane.

The two extension proposals are to the main house and is to be located at the rear of the property on the northern side to create a new bedroom and the on the side of the property on the eastern elevation to create a new porch to create cloakroom, store and utility area, including a new entrance into the property.

The proposed extensions total approx. 19.85m<sup>2</sup> with the porch at 7.6 m<sup>2</sup> and the new bedroom at 12.25m<sup>2</sup>. The main property is currently (without extensions) approx. 55.3m<sup>2</sup>.

The internal floor levels for of both extensions (to create the porch and new bedroom) will match the existing house internal floor levels.

8 Church Lane is a detached single storey property.

## **3.0 The Site**

The site is located next to 6 Church Lane and is the most westerly property at the end of a short run of residential properties with open agricultural land to the west before the next property is situation along Church Lane. It is adjacent to an open drain that runs around the agricultural land and residential area, running primarily from east to west and then north to south.

The site is within a wider residential street scene located off Church Lane to the north.

This property is a residential dwelling.

#### **4.0 Flood Zone**

The current property is located in flood zone 3 and attached in Appendix 2 is the standard form of flood risk assessment.

The flood resilience and resistance techniques to be included are as follows:

1. Floor levels within the new extensions are to be set at the same level as the existing house
2. Damp proof course (DPC) height to match existing house (including any silicon injected DPC)
3. Damp proof membrane of polythene, of 1200 gauge and to be lapped and sealed to existing house dpm and fully integrated with any tanked 'Aquaseal' coatings
4. Concrete slab at least 150mm thick with rigid closed-cell floor insulation material
5. Cavity masonry wall with be rigid closed-cell wall insulation material
6. All electrical feeds to be run from high level down and sockets for plugs and appliances to be installed above finished floor level.
7. Electrical sockets should be installed above flood level for ground floors to minimise damage to electrical services and be at a minimum height above internal floor level of 300mm
8. Electric ring mains should be installed from high level with drops to new ground floor sockets and switches.

#### **5.0 Foul and Surface Water Drainage**

The property is drained to the public foul sewer in Church Lane and will be retained with one additional branch drain added to the existing inspection chamber currently serving properties, numbers 6 and 8 Church Lane.

Surface water from the existing building drains to soakaways which operate well in the prevailing ground conditions. The drains will be retained and any additional soakaway installed as required under the building regulations.

#### **6.0 Conclusion**

The site is shown to lie within flood risk zone 3 of the Environment Agency's flood map and a flood risk assessment has been carried out in accordance with PPS25 and the standard format to act as an assurance to the Local Planning Authority that flood risk issues have been adequately considered and addressed.