

HOWARD WILMAN BUILDING SERVICES

73 Littlehampton Road, Worthing, West Sussex, BN13 1QP



Mrs D Johnson
Planning Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

Planning application R/134/14/HH – 79 Sea Avenue, Rustington, BN16 2DP – Single storey rear extension

Dear Mrs Johnson

Re Flood Risk Assessment

I do not consider there will be any increased risk of flooding to this property, or others, with the addition of the proposed extension. I would point out the following to verify this.

- a) Risk of flooding. According to the Environment Agency website the above house is just in the Flood Zone 2 area by about 25 metres, and on the edge of the Flood Zone 3 area, with the potential flood risk coming from the sea. High water line is about 200 to the south of the property. The house is on level ground and in a fairly flat area but with a slight fall to the south. The finished floor level is 200 mm above ground level. With the edge of the flood zone so close there is a risk of flooding, but since the house is on fairly flat ground I consider it very unlikely that water would reach finished floor level even in the >0.5 risk. The rear doors to the existing house are to be removed and reused in the extension which is only 2050 deep. Any flood risk to the doors whether in the existing house or the extended house would be unchanged.
- b) Increase of surface water. The proposed single storey extension is approximately 6 square metres, compared to the existing house footprint of 102 square metres, plus the conservatory and garage 26 square metres, a total of 128sq.m. of roof area. There is therefor only a 4.7% increase in roof area to take away surface water on a plot of 587sq.metres. I don't consider this increase in roof area considering the size of the plot to have any significant effect on the drainage system.

As a result I consider it to be unreasonable to refuse this application due to any increase in the risks associated with future flooding

Yours sincerely

Howard Wilman