

Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

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 Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

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 indicate their choice in the box below. Enter 'yes' or 'no'
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 proofing / resilience and resistance techniques, to be included in accordance with ' <i>Improving the flood performance of new buildings</i> ' CLG (2007)	YES
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	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 ¹	NO

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

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¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..

Location

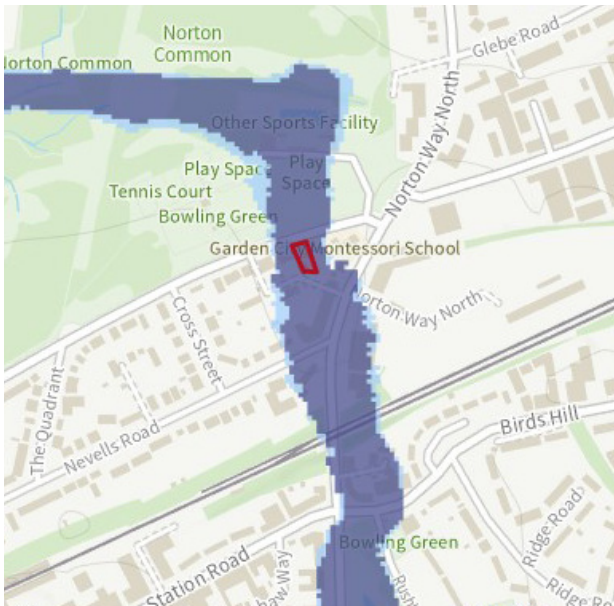
257 Icknield Way, Letchworth Garden City, SG6 4UE

Flood Zone

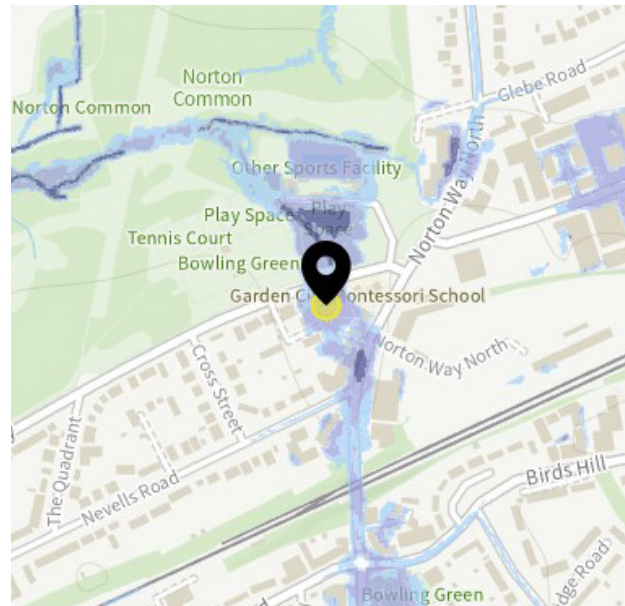
Flood Zone 3

Proposal

Alterations to existing detached garage to include alterations to fenestration to facilitate conversion of garage into habitable accommodation at first floor level. External render.



Flood zone map



Surface water map

Flood mitigation measures

Raising the ground floor level of the existing building is not possible.

Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development will be incorporated where appropriate and possible.

Details of flood proofing/resilience and resistance techniques

1. Proposal does not alter access or egress of the building or site
2. New first floor provides refuge zone
3. No additional surface water run off as no extension and no new hard landscaping
4. Flood resilience construction in accordance with 'Improving the flood performance of new buildings' CLG (2007) where possible
5. All new sockets at ground level to be located at 650mm above ffl
6. Existing access door to be provided with flood resistant barricade
7. No new service penetrations at low-level
8. Any electrical units to be located and accessed at high level of ground floor
9. No return valves installed to all drainage
10. Any obvious cracks or service penetrations at ground level to be sealed
11. Mortar joints to be reviewed and fixed if damaged
12. Use of mastic to seal joints throughout ground floor
13. Maintain rendered exterior
14. Liquid DPM to existing ground slab and 900mm up inside face of ground floor internal walls
15. Additional ACO drain along front of property connected into drainage
16. Internal floor level to be raised by 100mm (maximum headroom will allow)