

Copeland area Planning Department, Cumberland Council

For the attention of Planning Officer

Date: 13 December 2023

Your reference: 4/23/2341/0F1

Dear Planning Officer

CONSULTATION ON PLANNING APPLICATION

Appn: 4/23/2341/0F1
Site Address: 14 CROASDALE AVENUE, WHITEHAVEN
Proposal: ACCESSIBLE GROUND FLOOR BEDROOM AND SHOWER ROOM

Thank you for your consultation on 4 December 2023 regarding the above Planning Application.

Cumberland Council as the Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) has reviewed the above planning reference and I can confirm that we have no objection to the proposed development as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

However it will be up to the Environment Agency for Pow Beck to provide the final decision.

We note that the proposal is in Flood Zone 2 and would recommend the following from your email dated 4/12/2023 additional information - Further Risk Flood assessment advice:

- * Raise electrical and plumbing services to enter the extension top down through the roof spaces with all power and lighting service point as high up from the floor level as possible while at the same time not defeating the object of the extension which full accessibility for the disabled occupant.
- The extension is already designed with solid concrete floors. The shower room will be fitted with non slip vinyl flooring with integral skirtings upturned around the perimeter walls. This in itself will be relatively flood resistant; it is after all designed to be an effective water tray.
- The extension walls can be hard wall rendered and plastered with water resistant high density plaster finish to make them resistant to flood damage.

- Alternatively UPVC demountable wall panels can be fixed in the shower room, these could be sacrificial finishes in the case of flood damage. Simply taken down and replaced with new or be reconditioned.
- In the Bedroom high density waterproof boards such as 12.5 mm thick Knalf Aquapanel exterior quality cement board could be used to line the bedroom are reducing the collateral cost of any flood event.
- The householder should be signed up to the Environment Agency/Local authority early flood warning scheme/phone app

Yours sincerely

Natalie Robinson
Planning Application Officer