

EXTENSION & ALTERATIONS
DAMSON BARN
UNDERHILL
MILLOM
CUMBRIA LA18 5HA



Environment
Agency

FOR MRS Y LOCKWOOD

Householder and other minor extensions in Flood Zones 2 and 3

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. In this instance consult the Environment Agency.

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 'Improving the flood performance of new buildings' CLG (2007)	YES P.T.O.
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 fundamentally opposed to these developments.

Continued...

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..

- PROPOSED IS TO FORM AN EXTENSION, & AT SAME TIME ALTER THE EXISTING LOW 2 STOREY BARN CONVERSION INTO A SINGLE STOREY UNIT, WITH A COMMON DWELLING FLOOR LEVEL 450 mm (1'6") HIGHER THAN EXISTING (APPROX 5-9 AOD)
- EXISTING CONVERSION HAS A FLOOR LEVEL 175(7") BELOW GROUND LEVEL AT MAIN ACCESS & IS THEREFORE AT GREAT RISK OF FLOODING. (APPROX 5-45 AOD)
- NEW FLOOR LEVEL WOULD BE 275(11") ABOVE GROUND LEVEL AT ORIGINAL ACCESS, & PART CONVERSION INTO 2 GARAGES WILL HAVE A FLOOR LEVEL 165(6 1/2") ABOVE GROUND LEVEL (APPROX 5-8 AOD)
- ENCLOSED IS COPY OF GOV. UK. FLOOD INFORMATION DETAILS.
SHOWING A) FLOOD RISK FROM RIVERS & SEA IS ... LOW
B) FLOOD RISK FROM SURFACE WATER IS ... VERY LOW

FLOOD RISK MEASURES

- ALL ELECTRICAL SOCKETS & SWITCHES TO BE LOCATED BETWEEN 450 & 1200 (1'6" & 3'11") ABOVE FLOOR, AS PER BUILDING REGULATIONS, & WIRED TOP DOWN.
- APPLICANT IS ALREADY REGISTERED WITH THE E.A. AUTOMATIC FLOOD WARNING SYSTEM
- FLOOD BOARDS TO BE MADE, & STORED READY FOR USE, FOR THE DOORS INTO THE HABITABLE SECTION.
- WITHIN THE GARAGE, ANY POSSIBLE CONTAMINATES, EG PAINTS, OILS, PESTICIDES, CLEANING PRODUCTS ETC, TO BE STORED AT A HIGH LEVEL.
- APPLICANT PROVIDED WITH COPY OF ENVIRONMENT AGENCY GUIDE ON FLOOD DAMAGE LIMITATION, TO INCORPORATE INTO WORKS, & E.A. FLOODLINE TEL NO 0845, 988. 1188.
- W.C.'S & SHOWER WASTE OUTLETS TO BE BLOCKED OFF USING WEIGHTED PLUGS / SANDBAGS, TO REDUCE BACK FLOW FROM THE TREATMENT PLANT, OR WHERE POSSIBLE FIT NON-RETURN VALVES



HIGH MARSHSIDE
THE HILL
MILLOM
LA18 5HA



This location is in a flood risk area

All information, particularly the likelihood of surface water flooding, is a general indicator of an area's flood risk. As such it is not suitable for identifying whether an individual property will flood. This service uses computer models to assess an area's long term flood risk from rivers, the sea, surface water and some groundwater. It does not include flood risk from sources such as blocked drains and burst pipes.

Be prepared: things you should do

1

Sign up for flood warnings

This service is free. You can get warnings by phone, email or text message.

2

Learn about flood planning

Know how you'll respond to a flood if:

- your home is at risk, for example how to get sandbags
- you're responsible for a school, hospital, care home or other community group
- you run a local business

3

Protect your property

Get organised now and improve your property's flood resilience.

Being at risk of flooding can affect your insurance. Check if your buildings and contents policies cover flood risk.

4

Know what to do during a flood or get help after a flood

- Flooding can affect transport networks and disrupt your travel plans
- Flooding can impact your gas, electricity and water supplies
- Even if flooding hasn't affected you directly, check on friends, family and the wider community

5

This location is in a flood risk area.

The flood risk from rivers or the sea is low
[View map of river and sea flood risk](#)

The flood risk from surface water is very low
[View map of surface water flood risk](#)

23 October 2018

Detailed flood risk information for this area



The flood risk from rivers or the sea is low

What this means

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce, but do not completely stop the chance of flooding as they can be overtopped, or fail.

How to use this information

You can use this information to see which areas are more likely to flood first, deepest, or most often.

This information is suitable for identifying which parts of countries or counties are at risk, or have the most risk. It's also suitable for identifying areas likely to flood first, deepest or most frequently. It's very unlikely to be reliable for a local area and extremely unlikely to be reliable for identifying individual properties at risk.

Planning a development

This information is not suitable for use in land-use planning. If you're planning a development, you must use the [Risk of Flooding for Land-Use Planning \(Rivers and Sea\) for England](#) or [Development Advisory Map for Wales](#). This is information based on flooding without defences.



The flood risk from surface water is very low

What this means

Very low risk means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Surface water flood risk information is not suitable for identifying whether an individual property will flood. It gives an indication of the broad areas likely to be affected but is imprecise due to national assumptions made about rainfall, surface water run-off, topography and the stormwater drainage network.

Because of this, we report the highest risk within 20m of a specific location, such as an individual property. This means reports for neighbouring properties may show different levels of risk.

How to use this information

You can use this information to see the approximate areas that would flood, and which parts would be shallower or deeper.

This information is suitable for identifying which parts of counties or towns are at risk, or have the most risk. It's also suitable for identifying the approximate extent of flooding and the shallower and deeper areas of flooding. It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

Additional information

Lead Local Flood Authority

Cumbria

Created 23 October 2018

Basic view
view



Detailed

Location

Enter a place or postcode



☒ Extent of flooding



☐ Extent of flooding



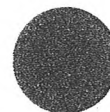
☐ Extent of flooding

Exit full screen

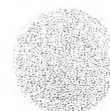
Flood risk



High



Medium



Low



Very low



Location you
selected

