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Restart

Print Form

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.D.
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..

- FLOOR LEVEL OF EXTENSION TO BE IN THE SAME PLANE AS EXISTING BUNGALOW FLOOR.
- THERE IS NO INCREASE IN DRAINED SURFACE WATER AS THE AREA OF EXTENSION IS PRESENTLY PAVED PATIO.
- APPLICANT PROVIDED WITH COPY OF 'ENVIRONMENT AGENCY' GUIDE ON FLOOD DAMAGE LIMITATION, TO INCORPORATE INTO WORKS, & E.A. FLOODLINE TEL NO 0845-988 1188

FLOOD RISK MEASURES

- ALL NEW ELECTRICAL SWITCHES & SOCKETS TO BE LOCATED MIN 450(18") ABOVE FLOOR LEVEL (AS PER BUILDING REG'S REQUIREMENT & AS PER NOTE 9 ON PLAN NO 1664)
- FLOOD BOARDS TO BE MADE & STORED READY TO USE, FOR ALL DOORS INTO DWELLING (OR FLOOD RESILIENT DOORSETS INSTALLED)
- APPLICANT TO CONSIDER REGISTERING WITH THE E.A AUTOMATIC FLOOD WARNING SYSTEM.
- GROUND FLOOR W.C's, BATHS & SHOWERS TO BE PLUGGED/COVERED WITH SANDBAGS ETC TO REDUCE BACK FLOW IN TIMES OF POSSIBLE FLOODING.