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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.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.

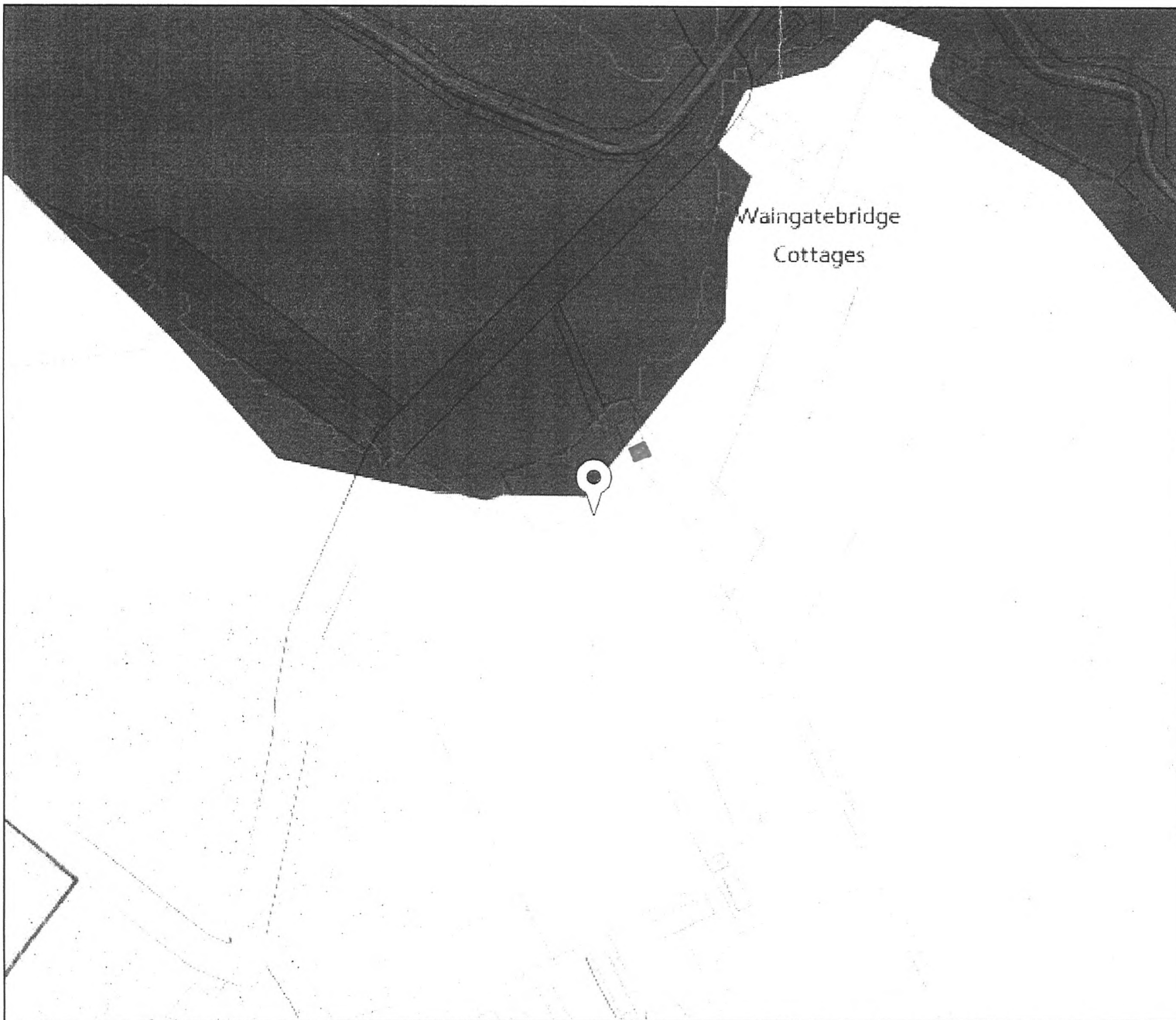
Continued...

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.

- FLOOR LEVEL OF GARAGE TO BE IN SAME PLANE AS THE HOUSE FLOOR, OR HIGHER AS PER ORIGINAL PLANNING CONSENT, & ORIGINAL FLOOD RISK ASSESSMENT.
- GARAGE IS ACTUALLY OUTSIDE THE ZONE 3 FLOOD MAP (E.A.).
COPY ENCLOSED WITH GARAGE LOCATION SHOWN RED.
- FROM LEVELS TAKEN FOR ORIGINAL PLANNING APPLICATION / F.R. ASSESSMENT, FINISHED FLOOR LEVEL WILL BE 7.03 A.O.D. (HOUSE).
THIS IS JUST ABOVE THE MODEL RESULT OF 7.0 A.O.D. FOR A 1 IN 200 YEAR FLOOD LEVEL FOR 2115.
COPY OF LEVELS ENCLOSED.

FLOOD RISK MEASURES

- ALL NEW ELECTRICAL SWITCHES & SOCKETS TO BE LOCATED MIN 450 (18) ABOVE FLOOR LEVEL (AS PER BUILDING REGS REQUIREMENT & AS PER NOTE 8 ON PLAN NO 1681)
- GROUND FLOOR W.C TRAP LEVEL WILL BE 0.13 HIGHER THAN FLOOR BUT CAN BE WEIGHTED / PLUGGED TO LIMIT BACKFLOW FROM SEPTIC TANK, OR FITTED WITH NON RETURN VALVE WITHIN DRAIN.
- APPLICANT TO CONSIDER REGISTERING WITH E.A. AUTOMATIC FLOOD WARNING SYSTEM.
- ANY POSSIBLE CONTAMINATES, EG PAINTS, OILS, PESTICIDES, CLEANING PRODUCTS, TO BE STORED AT A HIGHER LEVEL WITHIN GARAGE.











Flood map for planning

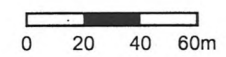
Your reference
Moss side

Location (easting/northing)
315709/479281

Scale
1:2500

Created
28 Nov 2018 12:28

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



Flood map for planning

Your reference
Moss side

Location (easting/northing)
315709/479281

Created
28 Nov 2018 12:28

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

SCALE 1:300

FINISHED FLOOR LEVEL
7.03 A.O.D.
IE 0.1 (4")
ABOVE EXIST
WALLS

+1.43
(+4'8 1/4")
[6.93]
EXISTING
WALLS

+0.23
(+9")
[5.73]

84.5 m

66 m

43 m

SECTION

5.5 A.O.D.

FINISHED FLOOR LEVEL
7.03 A.O.D.

+1.43
(+4'8 1/4")
[6.93]

+0.23
(+9")
[5.73]

+1.54
(+5'0 1/2")
[7.04]

5.5 A.O.D.

HIGHWAY

LEVELS TAKEN & RECORDED
15/04/2018 BY MYSELF
RAWWALL

ALL A.O.D. LEVELS TAKEN FROM
0.5 LEVEL 5.5 IN CENTRE OF ROAD
56 METRES S.W. OF ACCESS OPENING

5

