

HEAD OFFICE

71 - 75 SHELTON STREET
COVENT GARDEN.
LONDON.
WC2H 9JQ.



LOCAL OFFICE

CROWN HOUSE HOME GARDENS
DARTFORD
KENT
DA1 1DZ

Flood Risk Assessment

Site: 48 Lothian Avenue, Hayes, UB4 0EQ

Scope

This flood risk assessment has been prepared in support of the planning application for a proposed demolition of existing garage and erection of a two-storey side extension and conversion into a separate dwelling.

The proposal would involve the extension and conversion of the existing property. The property will become 2 separate units. The additional floor area will not affect the ground floor level. The above assumptions enable the scheme to be classified as a minor extension so allowing the FRSA009 documentation to be used as the basis for this flood risk assessment report.

Location

As shown on the Environmental Agency's (EA) website mapping, and illustrated below in ***Appendix 1***, the EA's Flood Risk Map illustrates that this site is in Flood Zone 01. The property benefits from flood defences and the likelihood of flooding from rivers or the sea in this area is very low. The property is also at a low risk of surface flooding.

Proposal

The proposal involves work to the ground floor and first floor. The proposed floor levels will match the existing dwelling. Flood risk standing advice sheet 009 states that floor levels within the proposed development should be no lower than the existing levels and demonstrate that flood proofing has been incorporated where appropriate.

Conclusion

The proposed development is not considered to have a negative effect to the flood risk of the property. The proposal is at the side of the property which involves a first and second floor extension and the ground levels remain unchanged, thus this development will not cause an increase in flood risk elsewhere.

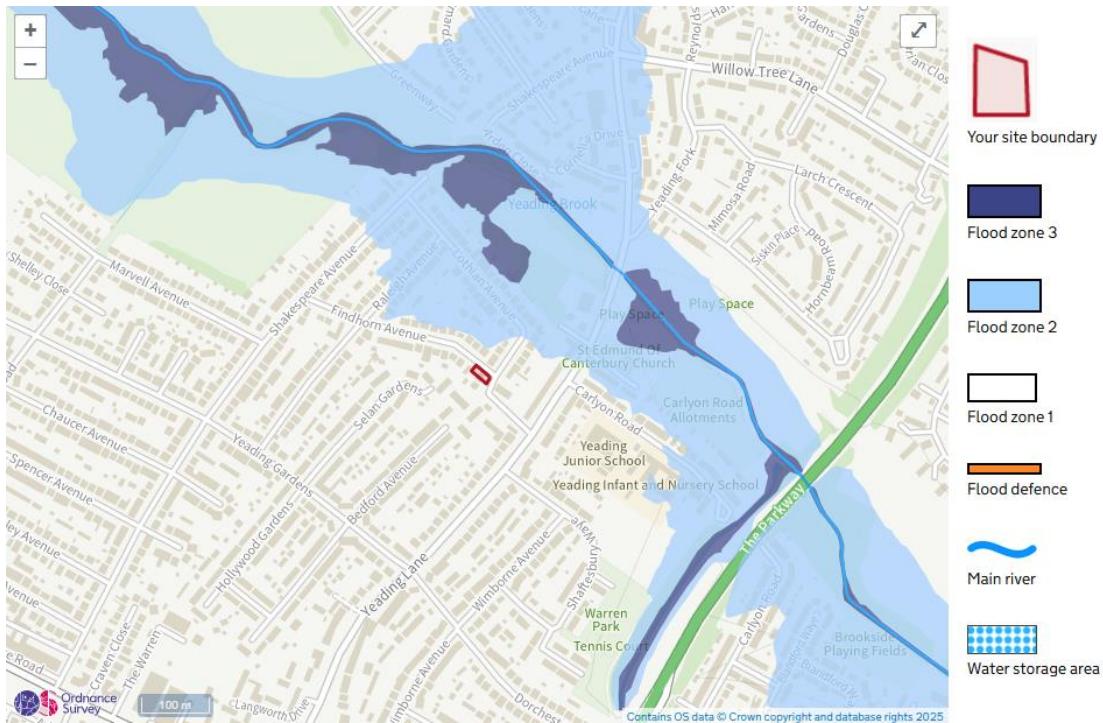
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Appendix 1

FRA England (National) version 3.1
Advice issued: April 2012

Environment Agency

Route to this page: -->Step by Step-->non-res<250m2-->No culvert/20m-->Flood Zone 2

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 :	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLO (2007)	YES
Or:	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*	

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.

Continued...

* 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.

FRA England (National) version 3.1
Advice issued: April 2012

Environment Agency

Cumulative impact of minor extensions and the removal of Permitted Development rights.

There is potential for cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

The Environment Agency supports the GPDO amendment as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment

Appendix 2