



Architectural, Structural Design & Construction Services

FLOOD RISK ASSESSMENT (FRA)

SITE: 288 West End Road, Ruislip, HA4 6LS

PROPOSAL: Change of use from A1 to A5 and installation of extraction flue pipe to the rear

GUIDANCE:

- **Environment Agency (EA)**
- **National Planning Policy Framework (NPPF)**

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I. INTRODUCTION

This statement has been prepared on behalf of our client, Mr R.Navaratnam for whom we submit a Flood Risk Assessment in support of a Planning application.

The Flood Risk Assessment accompanies the Full Planning Application for change of use from A1 to A5 Hot Food Takeaway and the installation of an extraction flue.

This report is carried out under the criteria within the National Planning Policy Framework (NPPF) and the Environment Agency (EA) Guidelines to local authorities.

II. LOCATION

The application site is located at 288 West End Road, Ruislip, HA4 6LS and the shop is currently vacant.

III. PROPOSED USE

The proposal is focused on the use of the premises as a hot food takeaway, with the installation of an extraction flue pipe.

IV. SCALE

The proposed change of use will not increase the footprint of the existing building. The scale of the change of use to takeaway has been prepared with much consideration towards the existing building line, height of the ground floor as well as the above floor, neighbouring properties and the general character of the area.

The proposed change of use will have no impact on the street scene. The refurbishment to the ground floor shop space will be adequate to fit the use of Hot Food Takeaway and will result in the creation of a food preparation area, counter, customer area as shown on the submitted drawings.

V. FLOOD RISK

The application site falls within Flood Risk Zone 2 that is defined by the Environment Agency Flood Map as having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or having between a 1 in 200 or and in 1 in 1000 annual probability of sea flooding. It has a medium probability of flooding during this time belt

The works are classified as minor development in NPPF guidance notes and the flood risk classification is less vulnerable.

Under NPPF the proposed development is looked upon as minor within the criteria below:

- Minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint less than 250 m².
- Alterations: development that does not increase the size of buildings e.g. alterations to the external appearance.
- Householder development: For example; sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions

in the existing dwelling itself. This definition excludes any development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.

As the application falls under the category minor development and change of use, the Sequential and Exception Tests do not need to be applied but a flood risk assessment is required under the criteria.

As laid out within paragraph 10 of the National Planning Policy Framework, minor developments are unlikely to raise flood issues unless they would:

- Have an adverse effect on a watercourse, floodplain or flood defences.
- Would impede access to flood defence and management facilities.
- And where the cumulative impact of such developments would have a significant effect on local flood storage capacity.

The development does not conflict with the above.

The proposal requires no significant change in site contours or levels of the property in general as only internal alterations are proposed. It is therefore argued that there will be no impact on flood risk elsewhere or within the boundaries of the property itself.

VI. CONCLUSION

The main conclusions arising from this Flood Risk Assessment can be summarised as follows:

- On reflection of advice within the technical guidance note to the NPPF, the proposals relate to a minor form of development which is considered unlikely to raise significant flood risk issues.
- Minor developments and change of use are not subject to Sequential or Exception Tests.