

Flood Risk Assessment

Two-Storey Side Extension
AT
117 Sweetcroft Lane,
Uxbridge UB10 9LQ

1. Introduction

- a. This Flood Risk Assessment accompanies a planning application submitted by Sumith Rathor to London Borough of Hillingdon. The application seeks permission for the erection of a new two-storey side extension to number 117 Sweetcroft Lane.
- b. The application property is a two-storey, semi-detached house on the southern side of Sweetcroft Lane. It has a double-storey front bay window, pebble-dashed elevations, and a tiled, hipped roof. It also has an attached garage and a single-storey rear extension.
- c. The site is located in Environment Agency Flood Zone 2, as shown in the image in figure 1, below.

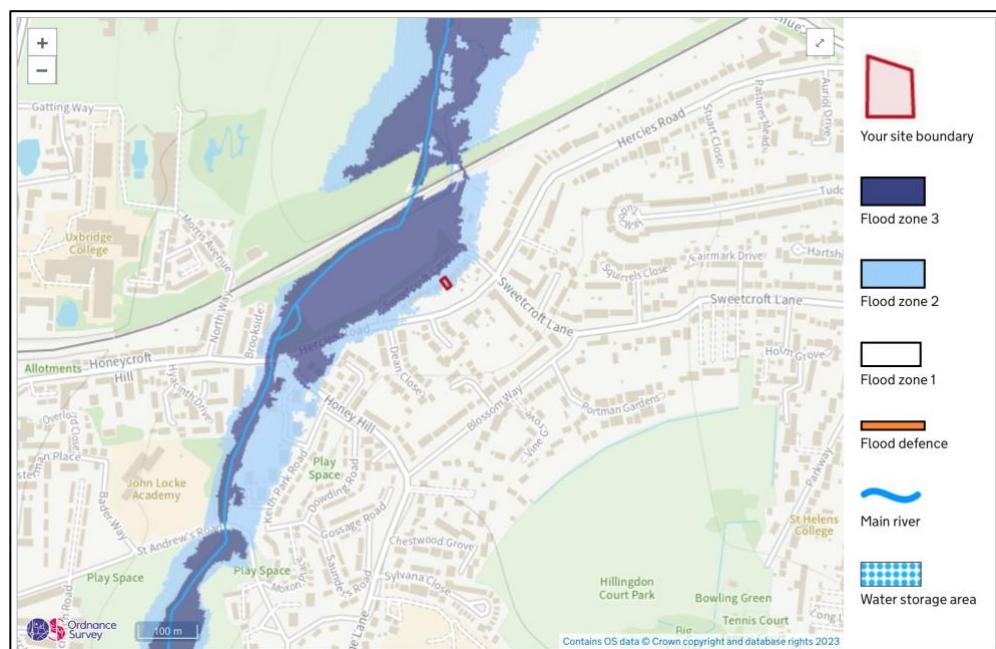


Figure 1: Flood risk at the application site (Source: Environment Agency)

- d. Locations in flood zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea.

2. Planning Policy

- a. Policy EM6 (Flood Risk Management) of the Strategic Policies directs new development away from Flood Zones 2 and 3.
- b. Policy DMEI9 (Management of Flood Risk) discourages new development in Flood Zones 2 and 3. It is underpinned by policy SI12 (Flood Risk Management) of the London Plan, which requires that "*development proposals should ensure that flood risk is minimised and mitigated*".
- c. Chapter 14 of the National Planning Policy Framework (NPPF, 2021) sets out the government's national policy on flooding, climate change and coastal change.
- d. Paragraph 159 states that:

"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere."
- e. Paragraph 167 requires that planning applications in flood zones be accompanied by a site-specific Flood Risk Assessment (FRA).

3. Assessment

- a. For 'minor extensions' in flood zones 2 and 3, the Environment Agency directs applicants to its standing advice.
- b. The standing advice seeks to ensure that floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. The applicant confirms that internal floor levels in the extension will be no lower than existing levels.
- c. The applicant notes that the extension replaces an existing garage at ground floor level. All new sleeping accommodation will be at first floor level, well above flood levels.
- d. The standing advice also recommends the use of flood resistant materials up to at least 300mm above the estimated flood level.
- e. The development will use materials and construction with low permeability. There are no new external doorways in the development and windows will be raised above flood levels. Full details of mitigation measures can be secured by way of a planning condition.
- f. A flood warning and evacuation plan will be prepared to demonstrate what actions site users will take before, during and after a flood event to ensure their safety, and to demonstrate their development will not impact on the ability of the local authority and the emergency services to safeguard the current population.

