

Flood Risk Assessments

Rab Consultants



6 Bellamy Close, Uxbridge, UB10 8SJ

Flood Risk Assessment

Date	Version	Notes/Amendments
April 2026	1	Issued for Information

Flood Risk Assessment

6 Bellamy Close, Uxbridge, UB10 8SJ

Proposed Single Storey Side Extension and Adjustments to Existing Garage

1. Introduction

This Flood Risk Assessment has been prepared in support of a householder planning application for a **single storey side extension** and **adjustments to the existing garage** at **6 Bellamy Close, Uxbridge, UB10 8SJ**.

The proposal comprises a modest domestic extension to provide improved ground floor accommodation, together with alterations to the existing garage arrangement. The submitted plans identify the site, existing layout and proposed floor/roof layout.

The Environment Agency Flood Map for Planning identifies the selected location as being within **Flood Zone 2**, which is an area with a **medium probability of flooding** from rivers and/or the sea.

Government guidance confirms that a Flood Risk Assessment is required for development in Flood Zone 2, and that minor householder extensions of no more than 250m² should follow the Environment Agency's standing advice for minor extensions.

2. Site and Development Description

The application site is an existing residential dwelling located within an established residential area at Bellamy Close, Uxbridge.

The works include:

- single storey side extension;
- internal reconfiguration to create ground floor bedroom accommodation;
- adjustments to the existing garage;
- no creation of a separate dwelling;
- no basement accommodation;
- no lowering of internal floor levels.

The proposed extension is domestic in scale and well below the 250m² threshold for minor extensions.

3. Flood Zone and Sources of Flood Risk

The Environment Agency mapping confirms the site lies within **Flood Zone 2**. This means the site has a medium probability of flooding from rivers and/or the sea.

The Environment Agency flood map also notes that the flood map for planning relates to river and sea flooding only and does not include all other sources of flooding such as surface water, groundwater, sewers or reservoirs.

The potential sources of flood risk are therefore considered as follows:

Source	Assessment
River / fluvial flooding	Site lies within Flood Zone 2. Mitigation measures are proposed.
Surface water flooding	Existing residential site; proposal should not increase runoff.
Groundwater flooding	No basement or below-ground habitable accommodation proposed.
Sewer flooding	No evidence available of existing sewer flooding; standard drainage connections to be maintained.

Reservoir / artificial sources No specific risk identified within the submitted information.

4. Vulnerability Classification

The site is an existing dwelling and the proposal relates to a householder extension. Residential dwellings are generally treated as **more vulnerable** development; however, this proposal is a **minor householder extension** to an existing dwelling and does not create a new independent residential unit.

The development therefore falls within the category of a **minor extension**, for which Environment Agency standing advice is applicable.

5. Sequential and Exception Test

The proposal is a minor householder extension to an existing dwelling and cannot reasonably be located elsewhere. It relates directly to the occupation and use of the existing house.

The works are not for a new dwelling and do not introduce a more vulnerable use onto an alternative part of the site. On this basis, the Sequential Test and Exception Test are not considered necessary for this minor domestic extension, subject to the incorporation of suitable flood resilience and mitigation measures.

6. Finished Floor Levels

The proposed extension shall be constructed so that the **finished floor level is not lower than the existing finished floor level of the main dwelling.**

This is a key mitigation measure. The extension will not introduce lower-level habitable accommodation and will avoid creating a more vulnerable internal area below the existing house floor level.

The following measure should be secured by condition or shown on the construction drawings:

“The finished floor level of the proposed single storey side extension shall be set no lower than the existing finished floor level of the host dwelling.”

7. Flood Resilience and Resistance Measures

Given the site’s Flood Zone 2 location, the following resilience measures are recommended:

- finished floor level to be no lower than the existing dwelling;
- electrical sockets and wiring to be raised where practicable;

- use of flood-resilient plasterboard or cement-based boards at low level where appropriate;
- closed-cell insulation to be considered within walls/floors;
- tiled or water-resistant floor finishes to wet areas where suitable;
- non-return valves to drainage where required by Building Control;
- external levels to fall away from the extension where practicable;
- air bricks/vents to include flood-resistant covers if required;
- occupants to sign up to Environment Agency flood warning services where available.

These measures ensure the proposal remains safe and resilient without increasing flood risk elsewhere.

8. Surface Water Drainage

The proposal should not increase flood risk elsewhere. Surface water from the proposed roof area should be managed through appropriate drainage, using the existing drainage system where capacity allows, or through suitable soakaway/SuDS measures where ground conditions permit.

The following hierarchy should be followed:

1. infiltration to ground where feasible;
2. discharge to watercourse where available;
3. discharge to surface water sewer, subject to agreement;
4. combined sewer only where no other practical option exists.

Any new hardstanding should remain permeable where possible, or drain to a permeable area within the site.

9. Impact on Flood Storage and Flow Routes

The proposal is a modest single storey domestic extension within the curtilage of an existing dwelling. It is not considered to materially affect flood storage capacity or flood flow routes due to its limited scale.

The garage adjustments are within the existing residential plot and do not introduce a significant obstruction to flood movement.

10. Access and Egress

The site is within an established residential street. During an extreme flood event, occupants would remain within the existing dwelling or follow Environment Agency/local authority flood warnings and emergency advice.

The proposal does not materially alter the existing access arrangements or increase the number of dwellings or occupants beyond normal household use.

11. Climate Change

The proposal is minor in scale and relates to an existing dwelling. Future climate change may increase flood risk over time, and the mitigation measures proposed — particularly maintaining floor levels no lower than the existing dwelling and incorporating flood-resilient construction — provide a proportionate response.

12. Conclusion

The site lies within **Flood Zone 2**, and therefore a proportionate Flood Risk Assessment is required. The proposed development is a **minor householder extension** and follows Environment Agency standing advice for minor extensions in Flood Zone 2.

The proposal is acceptable in flood risk terms because:

- it is a minor domestic extension below 250m²;
- it does not create a new dwelling;
- no basement or lowered floor accommodation is proposed;
- the finished floor level will be no lower than the existing dwelling;
- flood-resilient construction measures can be incorporated;
- surface water will be managed so as not to increase flood risk elsewhere;
- the development will remain safe for its lifetime.

Subject to the mitigation measures outlined above, the proposal is considered acceptable in flood risk terms and suitable for approval.

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
507256/186048

Created
4 May 2026 11:37

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>








Flood map for planning

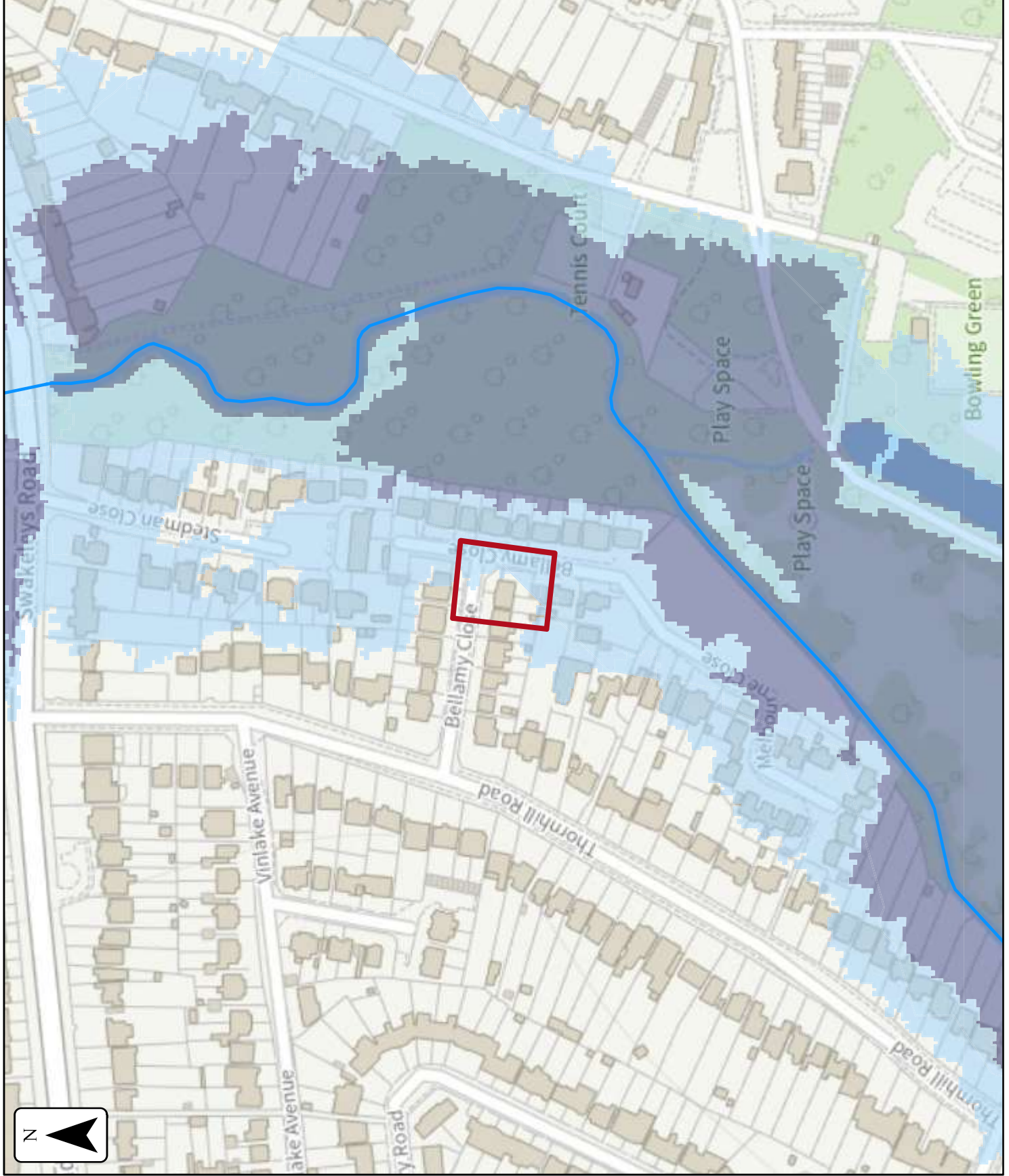
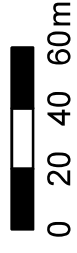
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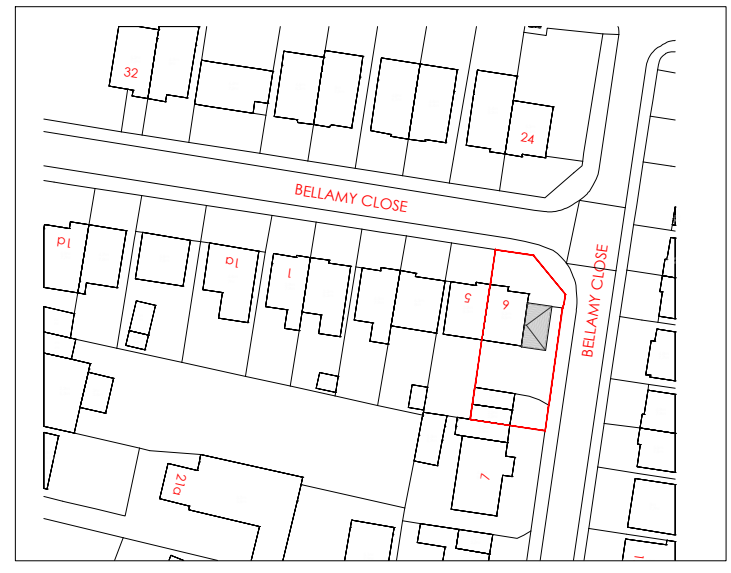
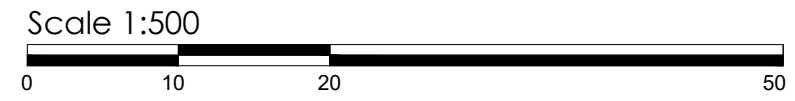
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4 May 2026 11:37

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area





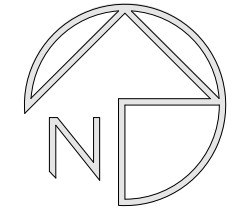
Block Plan 1:500



Location Plan 1:1250



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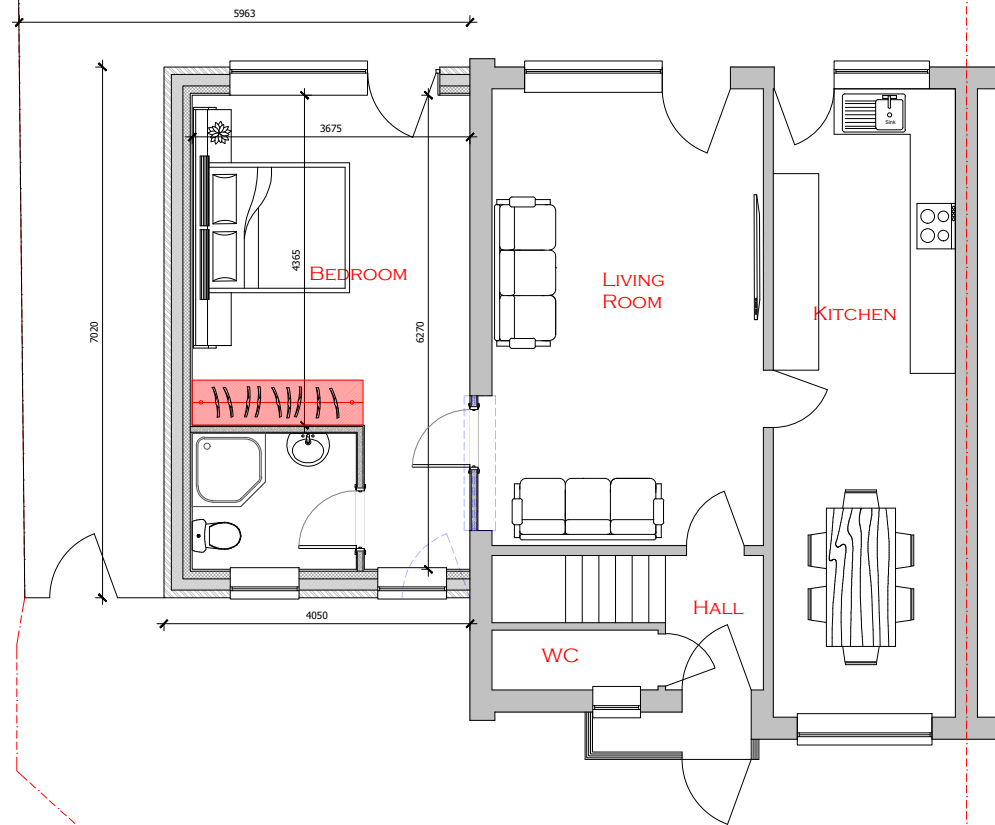
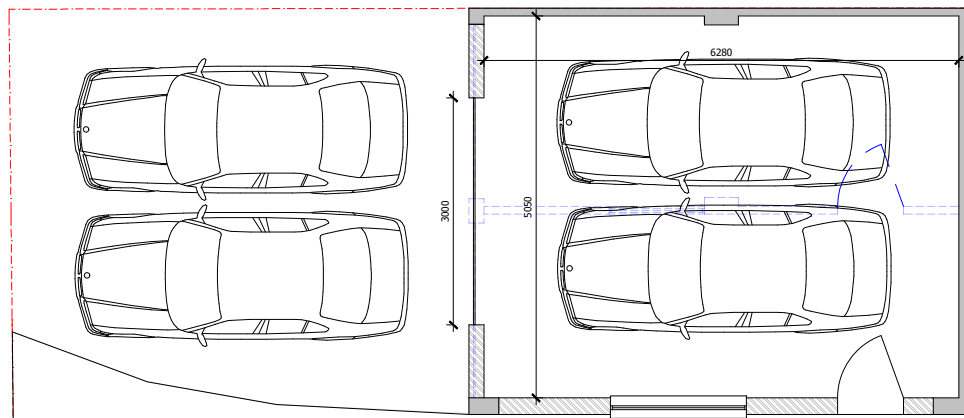
Project
Single Storey Side Extension
Adjustments to existing garage

Client
Abdur Rehman
Address
6
Bellamy Close,
Uxbridge, UB10 8SJ

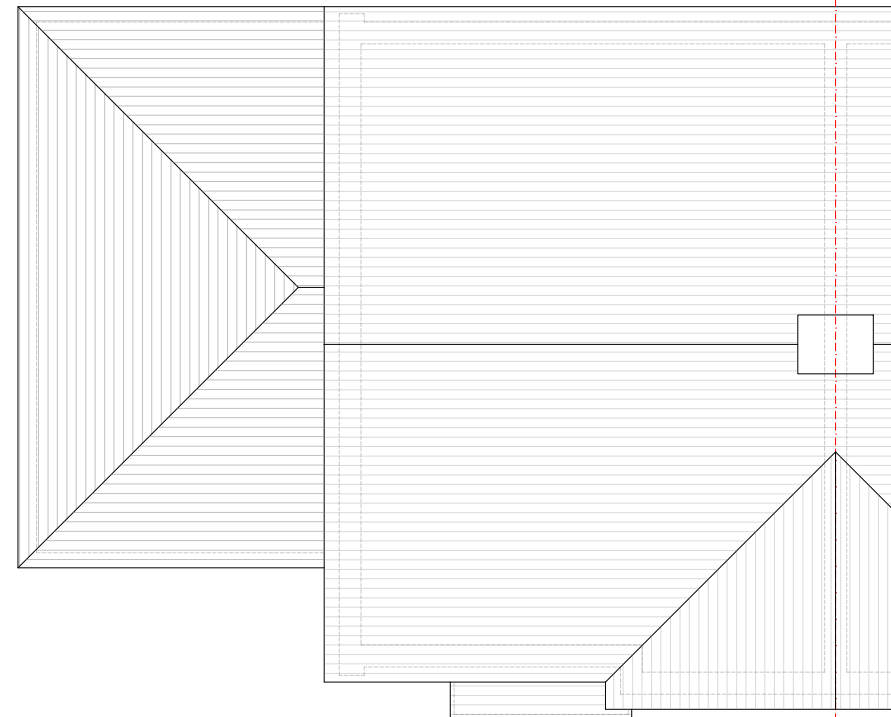
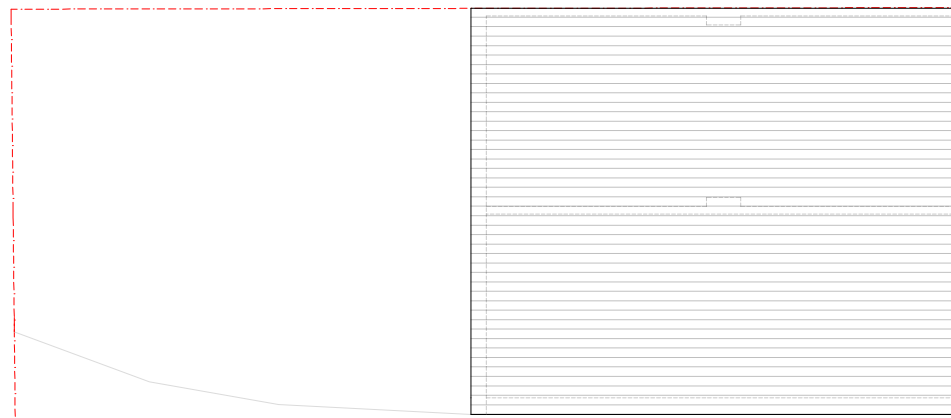
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Drawing Number	Revision
AFCS PL-100 PLANNING	/



PROPOSED GROUND FLOOR PLAN



PROPOSED ROOF PLAN

Scale 1:100



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Project
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Client
 Abdur Rehman

Address
 6
 Bellamy Close,
 Uxbridge, UB10 8SJ

Drawing Title
 Proposed Floor And
 Roof Plan

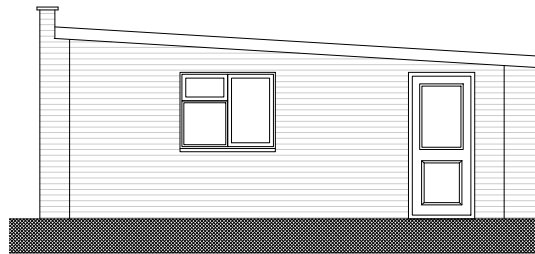
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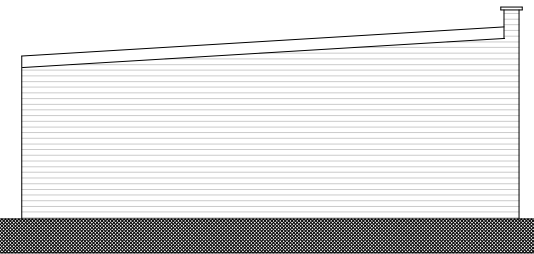
PLANNING



EXISTING FRONT ELEVATION



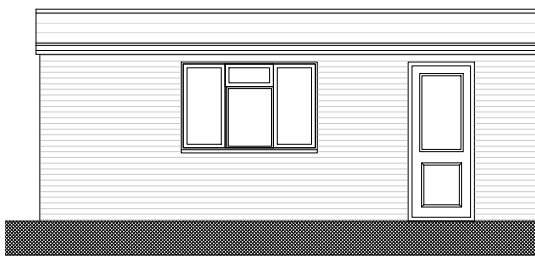
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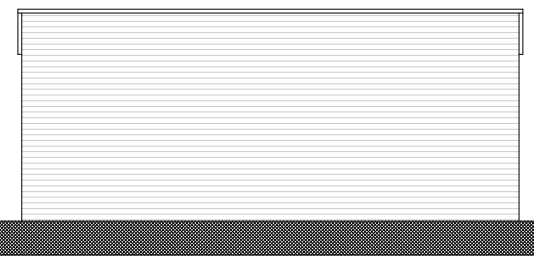
EXISTING GARAGE SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED GARAGE SIDE ELEVATION



PROPOSED GARAGE SIDE ELEVATION

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Project
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Client
 Abdur Rehman

Address
 6
 Bellamy Close,
 Uxbridge, UB10 8SJ

Drawing Title
 Existing And Proposed
 Elevations

Date 5th April 2026 **Scale** 1:100 @ A3 **Drawn** SH

Drawing Number ABCU PL-400 **Revision** /

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

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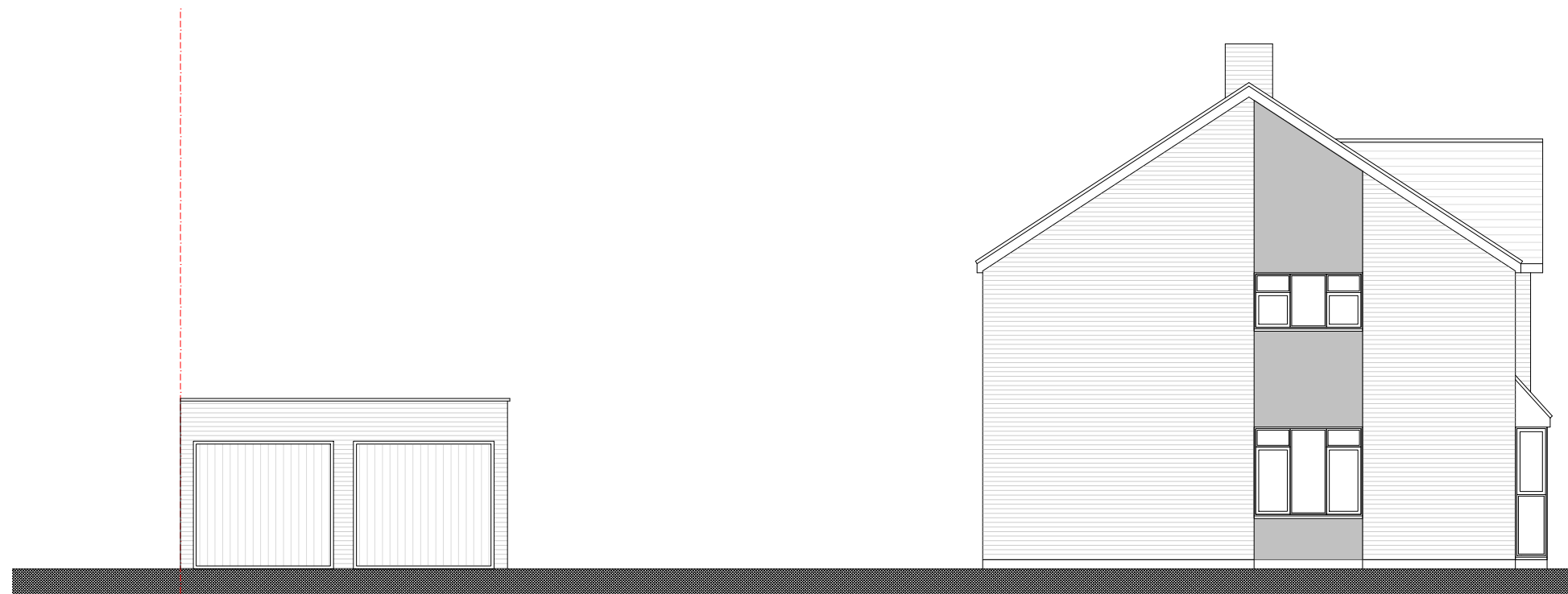
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 Existing And Proposed
 Elevations

Date 5th April 2026 **Scale** 1:100 @ A3 **Drawn** SH

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EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

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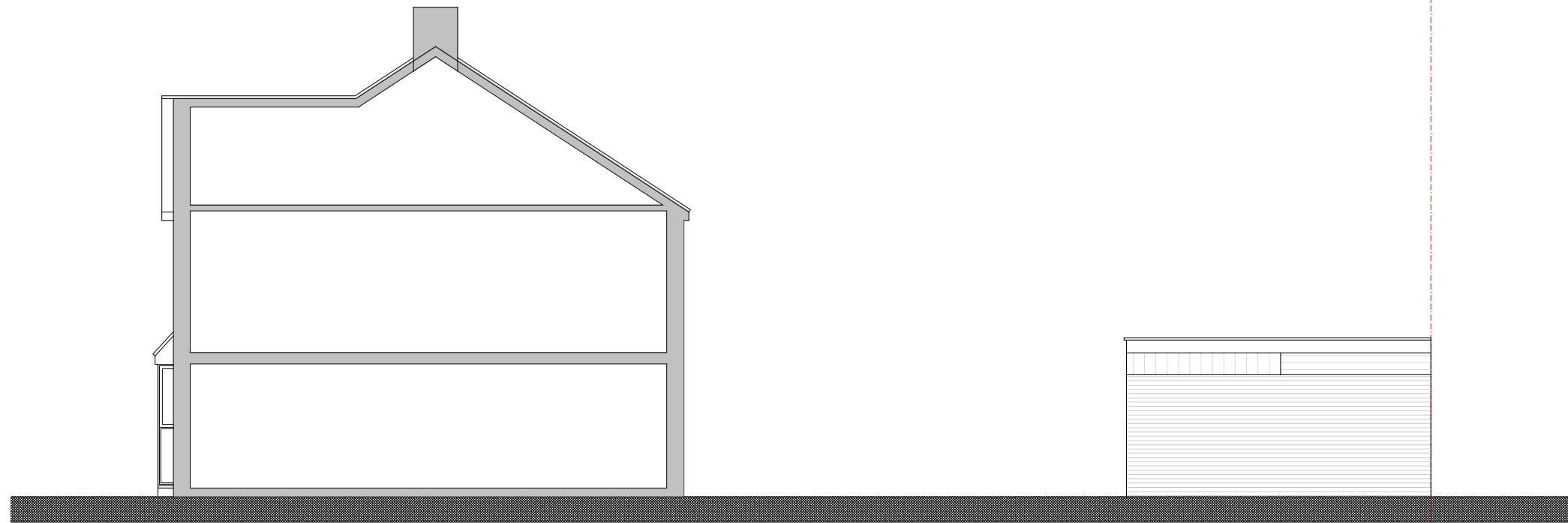
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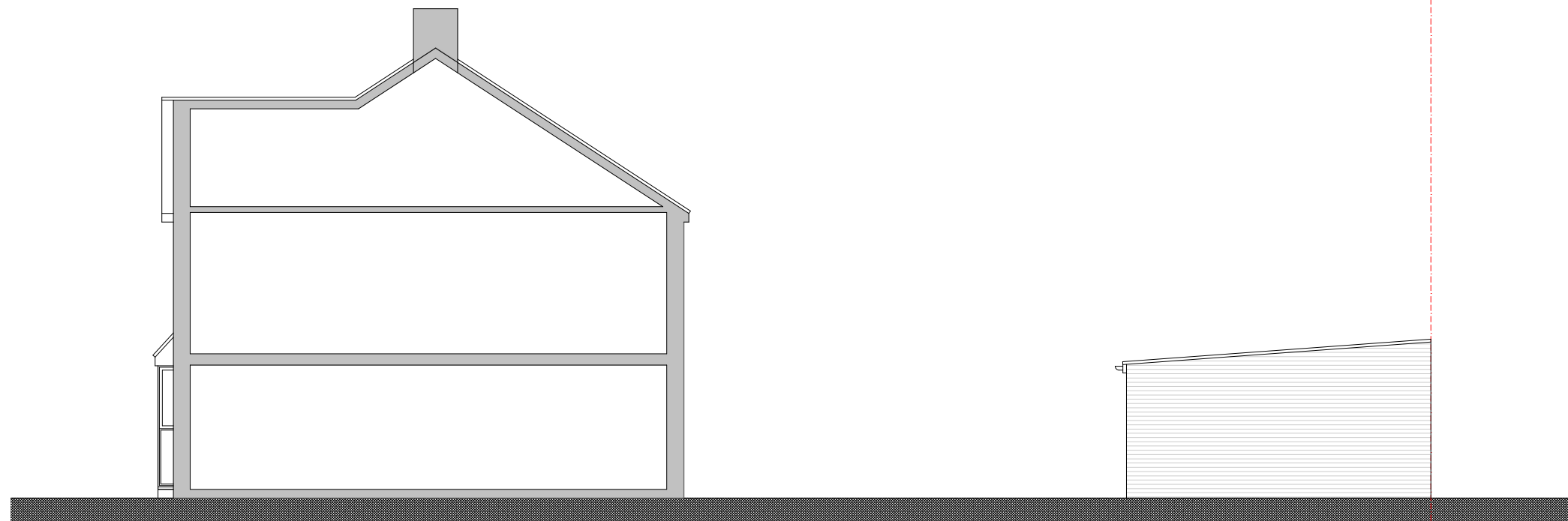
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Drawing Number	Revision
ABCU PL-402	/

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EXISTING SIDE SECTIONAL ELEVATION



PROPOSED SIDE SECTIONAL ELEVATION

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Revisions

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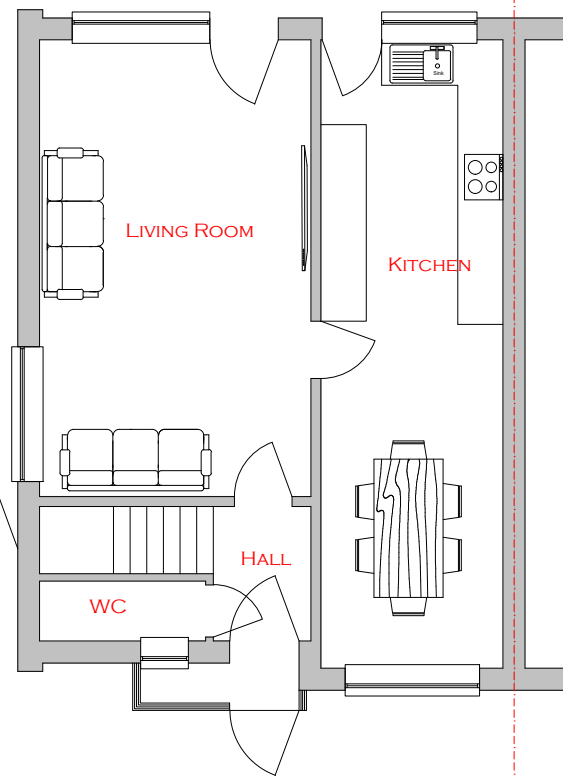
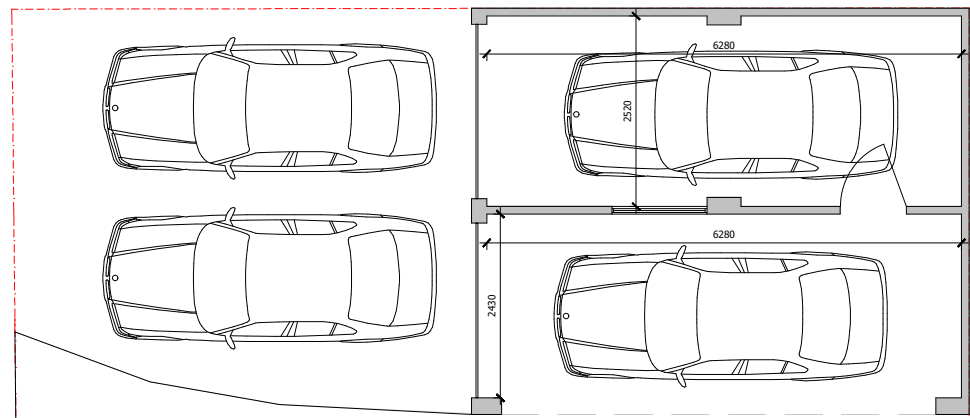
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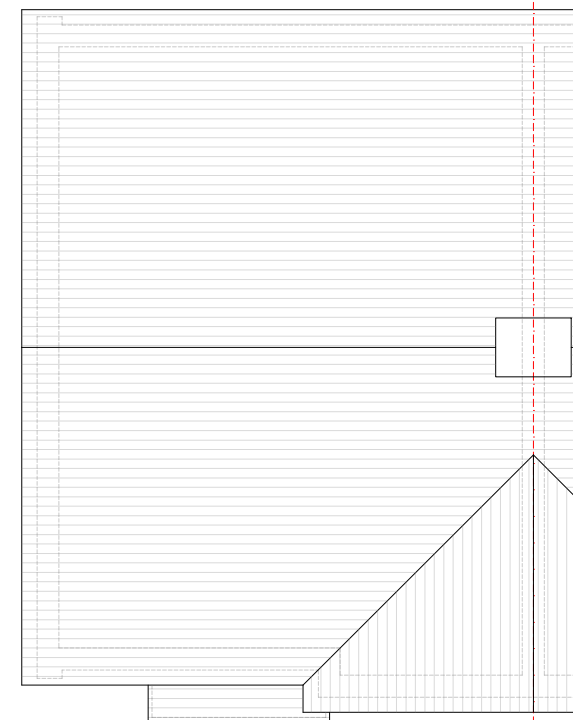
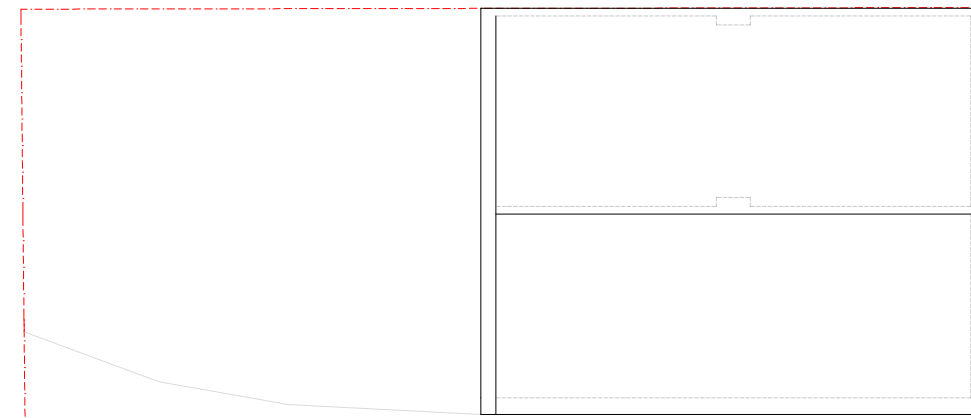
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EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN

Scale 1:100



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Drawing Title
 Existing Floor And
 Roof Plan

Date	Scale	Drawn
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Drawing Number	Revision
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