

18th August 2022

Residents Services
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge
UB8 1UW

Dear Sirs

64 Rodney Gardens, Pinner HA5 2RP (Planning Reference 76957/APP/2021/4653) - Flood Risk Assessment

This Document has been prepared by Cole Easdon Consultants (CE) on behalf of Andrea Bright in respect of a planning application for a residential conversion at the above address. Refer to enclosed Drawing 21/052_S0 [*Site Location Plan*] by ES Architecture Ltd.

The purpose of this document is to address an objection raised by London Borough of Hillingdon relating to flood risk, and to demonstrate that the development proposals can be satisfactorily accommodated without worsening flood risk for the area and without placing the development itself at risk of flooding, as per national guidance provided within the National Planning Policy Framework document (NPPF). Refer to the enclosed letter of objection.

Development Proposals

The proposed development comprises conversion of roof space to habitable use to include conversion of roof from hip to gable end with Juliette balcony, 6 x rooflights and ground floor interior alterations. The roof space will be used to relocate an existing ground floor bedroom, allowing increased ground floor living space. Refer to Drawing No 21/052_P2.1 [*Proposed Loft Plan*] and Drawing No 21/052_P1.1 [*Proposed Ground Floor Plan*] by ES Architecture Ltd, enclosed with this Document.

The Existing Site

The site is an existing detached three bedroom bungalow with a front access/parking area, and rear garden. The site covers an area of approximately 250m². Refer to Drawing No 21/052_S1 [*Ground Floor Plan - Existing*] and Drawing No 21/052_S2 [*Loft Floor Plan - Existing*] by ES Architecture Ltd.

Existing Topography

The local topography is relatively flat. Ordnance Survey mapping indicates that existing ground levels at the site vary from 47mAOD adjacent to Rodney Gardens, to 46mAOD at the northern boundary of the rear garden.

Nearby Watercourses/Drainage Features

The River Pinn, a Main River and a tributary of the Fray's River and the River Colne flows in a westerly direction at the site's northern boundary, approximately 30m north of the existing bungalow.

Existing Drainage

It is assumed that foul and surface water public sewers are located within the Rodney Gardens highway.

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Existing Ground Conditions

British Geological Survey (BGS) mapping indicates that the site is underlain by bedrock strata of the Lambeth Group, comprising clay silt and sand. Alluvium containing clay, silt sand and gravel is present in the vicinity of the River Pinn. Refer to Figures 1 and 2 below.

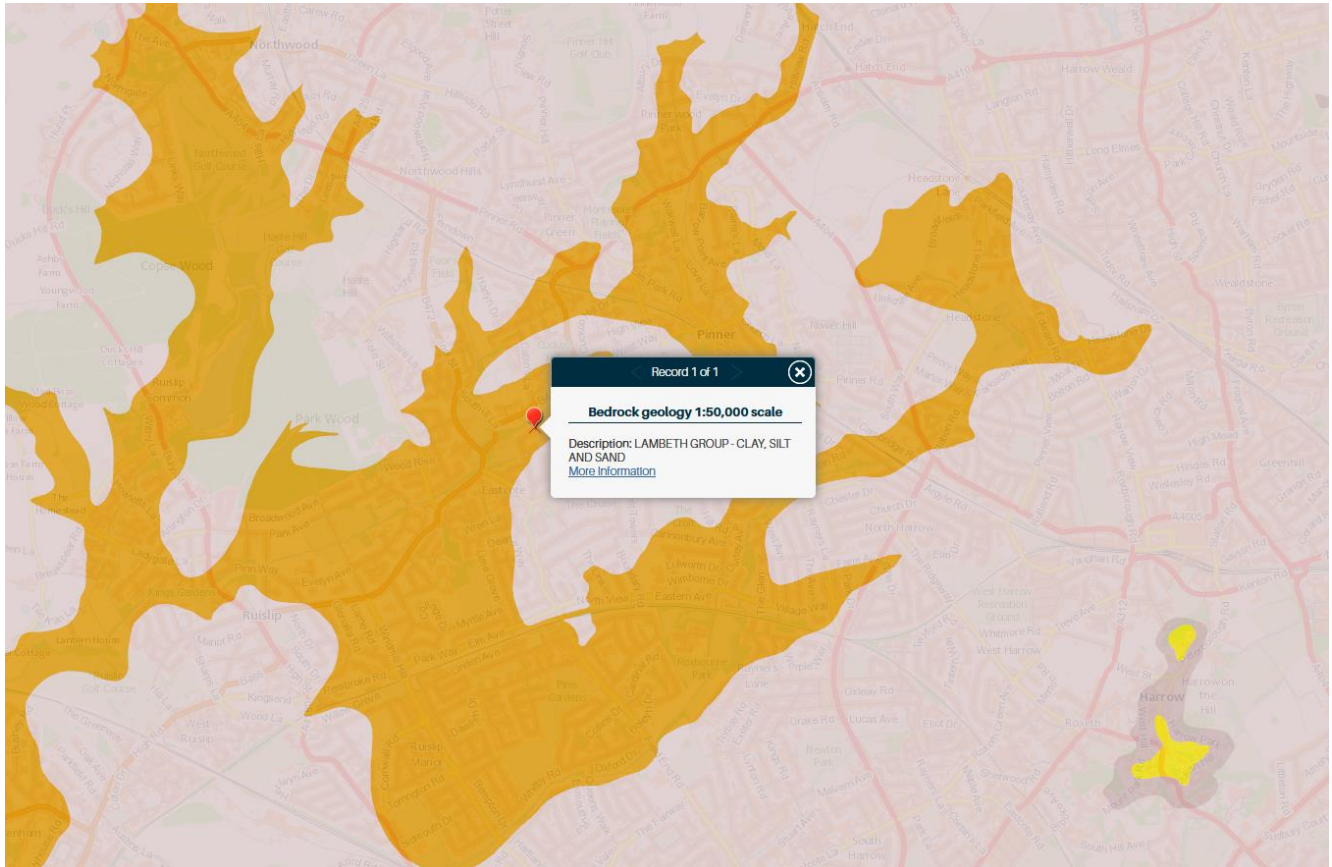


Figure 1: Extract from British Geological Survey Geindex

Source: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

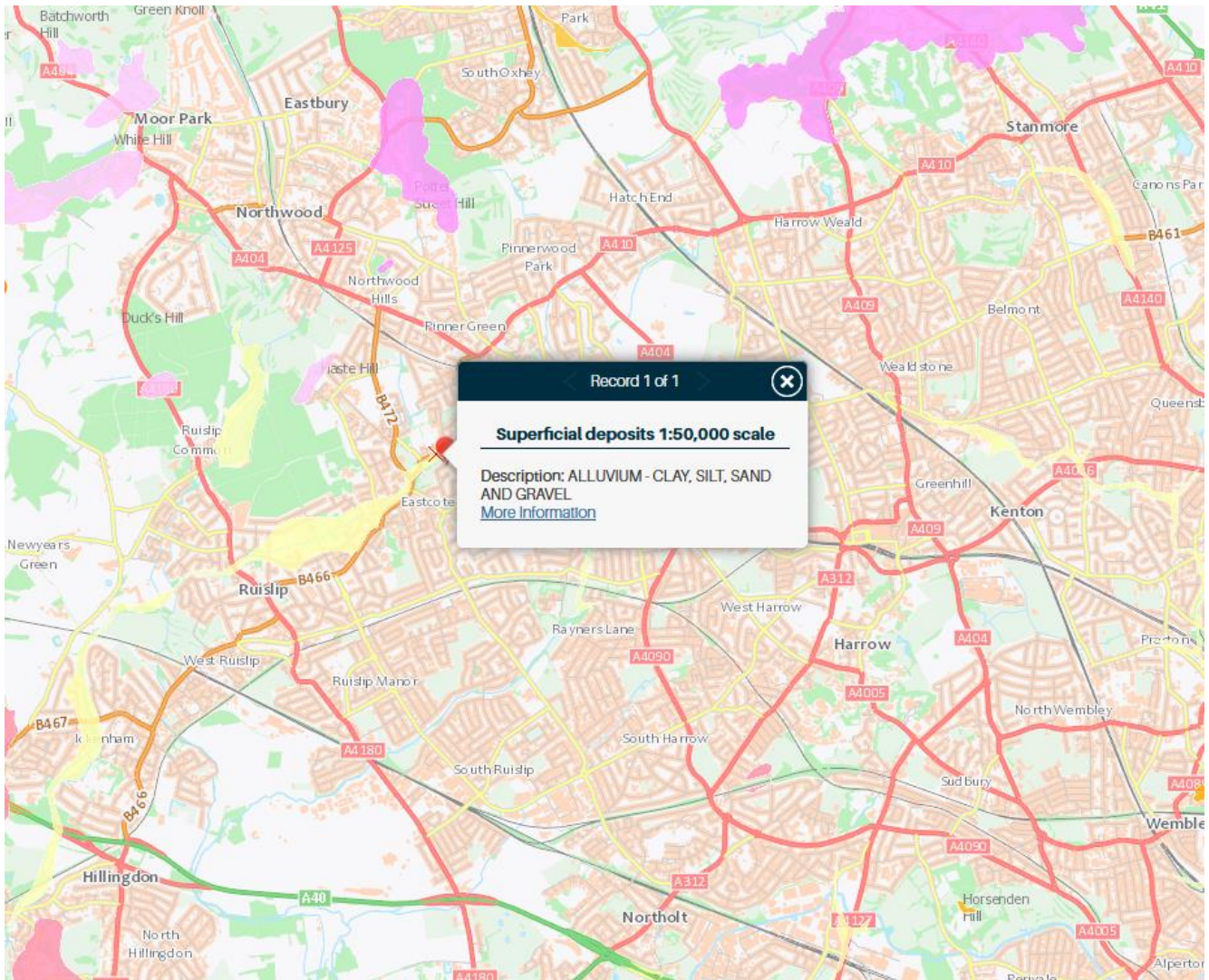


Figure 2: Extract from British Geological Survey Geoindex
Source: <https://mapapps.bgs.ac.uk/geologyofbritain/home.html>

Flood Risk Issues

Assessment of Flood Risk from Fluvial/Tidal Sources

The Flood Map for planning (FMP) for the locality as produced by the Environment Agency (EA) indicates that the site encroaches upon the floodplain associated with the River Pinn. According to the FMP the rear garden is wholly within Flood Zone 3 (High Risk). The existing bungalow is partially within Flood Zones 1 (Low Risk), 2 (Medium Risk) and 3 (High Risk). Refer to Figure 3, below.

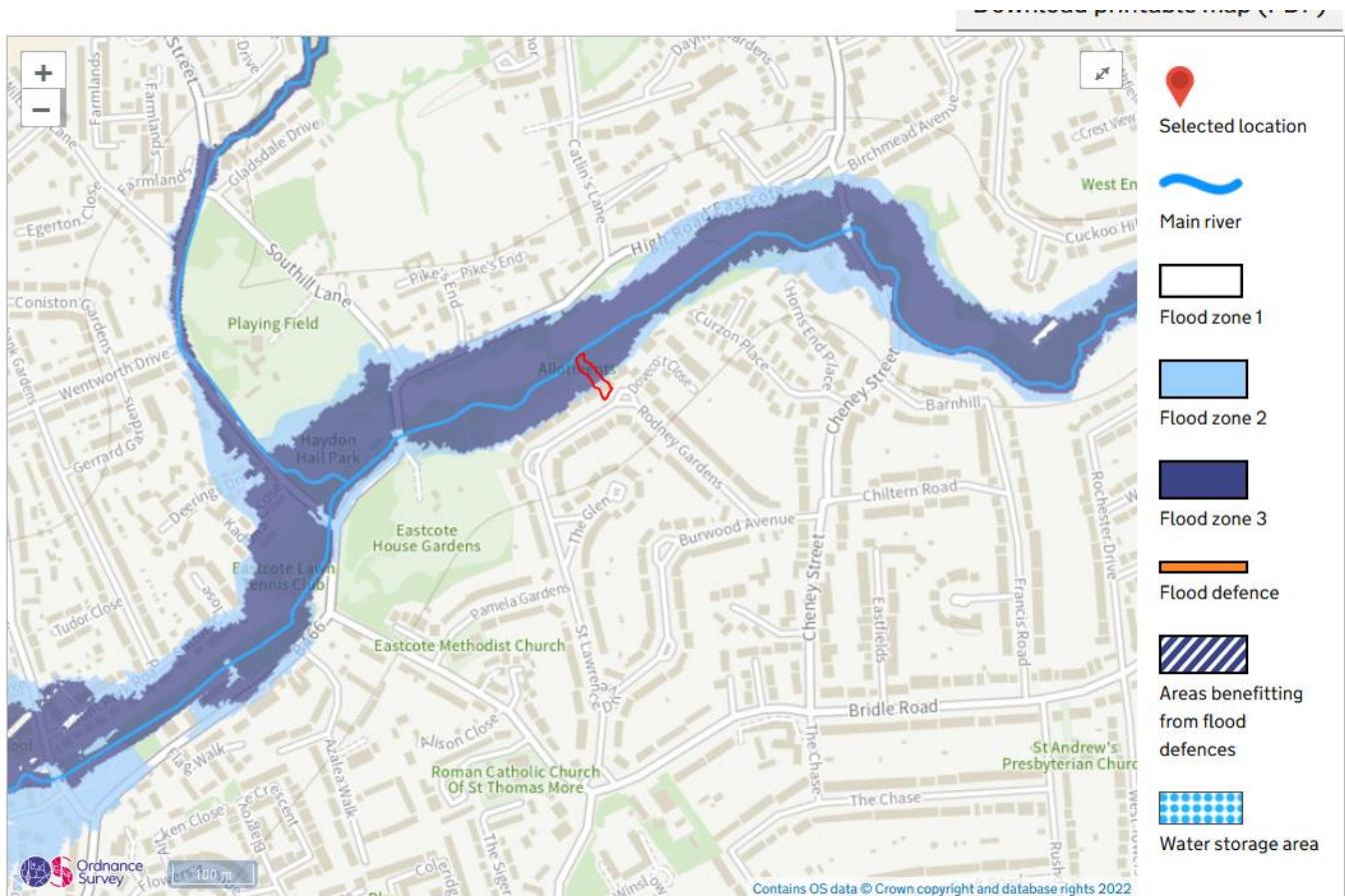


Figure 3: Extract from Central Government's 'Flood Map for Planning' Mapping Portal

Source: <https://flood-map-for-planning.service.gov.uk/>

The southern half of the bungalow, the access/parking area and the Rodney Gardens highway fall within Flood Zone 1 (Low Risk). The land to the south of the site, including Eastcoate and Ruislip, is also within Flood Zone 1 (Low Risk).

Although the existing property is situated partially within the fluvial floodplain, the proposed loft conversion will clearly sit well above ground level on the first floor, therefore the risk of flooding to the proposals is negligible. The alterations to the ground floor are internal only and will have no impact upon flood risk.

The existing bungalow contains three bedrooms. Under the proposals the third bedroom will be relocated from the ground floor to the loft/first floor. Sleeping areas are considered to be among the most vulnerable forms of residential development in relation to flood risk. Moving the bedroom above ground level will therefore reduce flood risk to site users.

There will be no increase in the number of bedrooms within the property, and hence no increase in the number of occupants at the site or in the intensity of site usage.

The bungalow is accessed from Rodney Gardens, at the site frontage. Based on the FMP, only the rear garden and rear part of the property are situated within flood plain. The loft would therefore be accessible from Rodney Gardens via the ground floor, during flooding.

The proposed loft conversion will also provide a comfortable upper floor area with welfare facilities, which could be used as a safe refuge during flooding.

The existing building footprint will not change post development, therefore the proposals will not displace floodwaters which could increase off site flood risk.

Fluvial flood risk to the proposed development is therefore considered to be low, and mitigation is not required.

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Modelled Flood Data & Climate Change

It is not necessary to calculate the precise current or future depth of flooding at the site due to the nature of the proposed development. As stated above, the loft is well above ground level on the first floor, and the proposals will not increase the vulnerability of the property as it will remain in residential use throughout, nor will it increase the intensity of usage as the property will remain as a single three bed dwelling.

Assessment of Flood Risk from Surface Water/Overland Flow

The EA Surface Water Flood Map (SWFM), reproduced as Figure 4, below, indicates that during the worst case 'Low Risk' scenario, the rear garden and front access would be subject to flooding to a depth of between 300mm and 900mm.

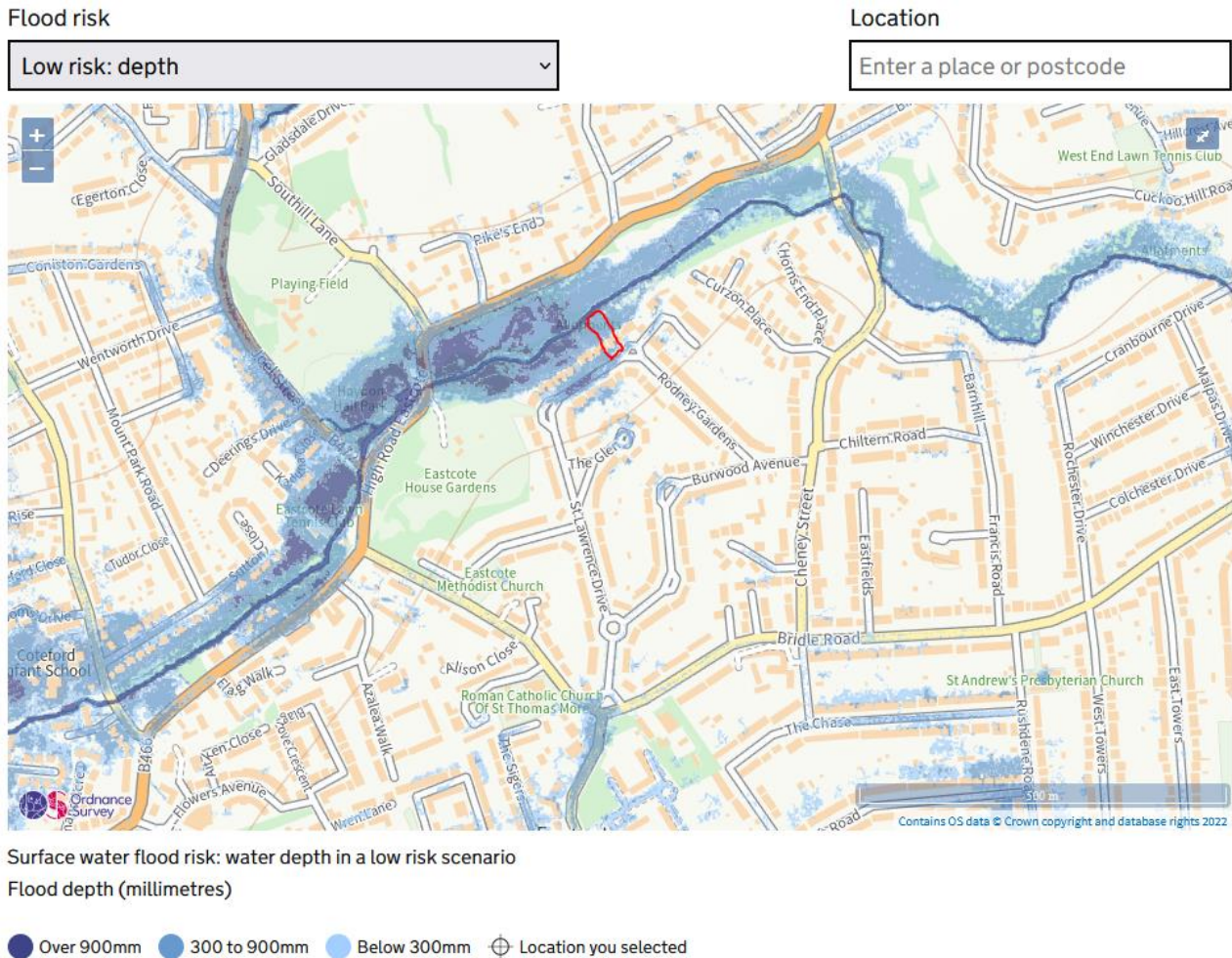


Figure 4: Extract from Central Government's 'Flood Map for Planning' Mapping Portal

Source: <https://flood-map-for-planning.service.gov.uk/>

According to the mapping, the Rodney Gardens highway adjacent to the site would also be flooded to between 300mm and 900mm.

As discussed in relation to Fluvial flooding, the proposed development will be situated on the first floor and therefore will not be vulnerable to surface water flooding. In fact, relocating the third bedroom from ground floor to an upper storey will reduce flood risk to occupants, and the loft conversion could be used as a safe refuge area.

Based on the SWFM, dry access to the bungalow may not be feasible during a surface water flood event, however as the vulnerability classification of the site usage and its intensity of use will not change due to the proposals, there will be no increase in flood risk to site users.

Surface water flood risk to the proposed development is therefore considered to be low, and mitigation is not required.

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Assessment of Flood Risk from Groundwater

Mapping within the online West London Strategic Flood Risk Assessment indicates that the risk of groundwater emergence in the locality is low (<25%). Refer to Figure 5 below. In any case, the proposed development will be situated well above ground level, on the first floor, and therefore will not be subject to flooding from this source.

No mitigation is required.

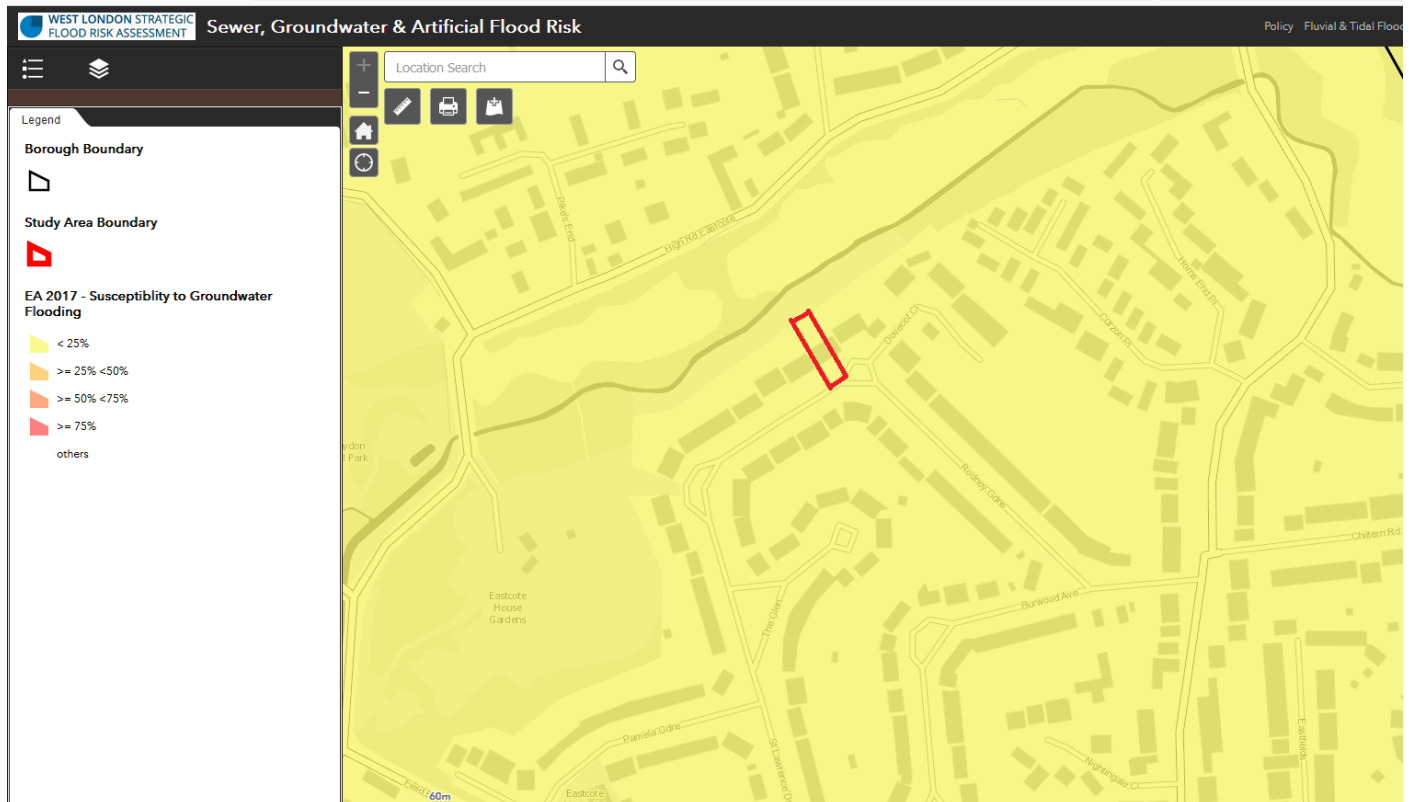


Figure 5 Extract from the West London Strategic Flood Risk Assessment

Source : <https://westlondonsfra.london/mapping-tool/>

Assessment of Flood Risk from Existing Sewers

Should the existing sewers in Rodney Gardens surcharge and flood, floodwaters are expected to be contained within the existing highway corridor, or follow the existing site topography, and flow into the River Pinn. The proposed development will be situated on an upper floor, and will therefore be at low risk of flooding from sewers.

Mitigation is not required.

Assessment of Flood Risk from Reservoirs

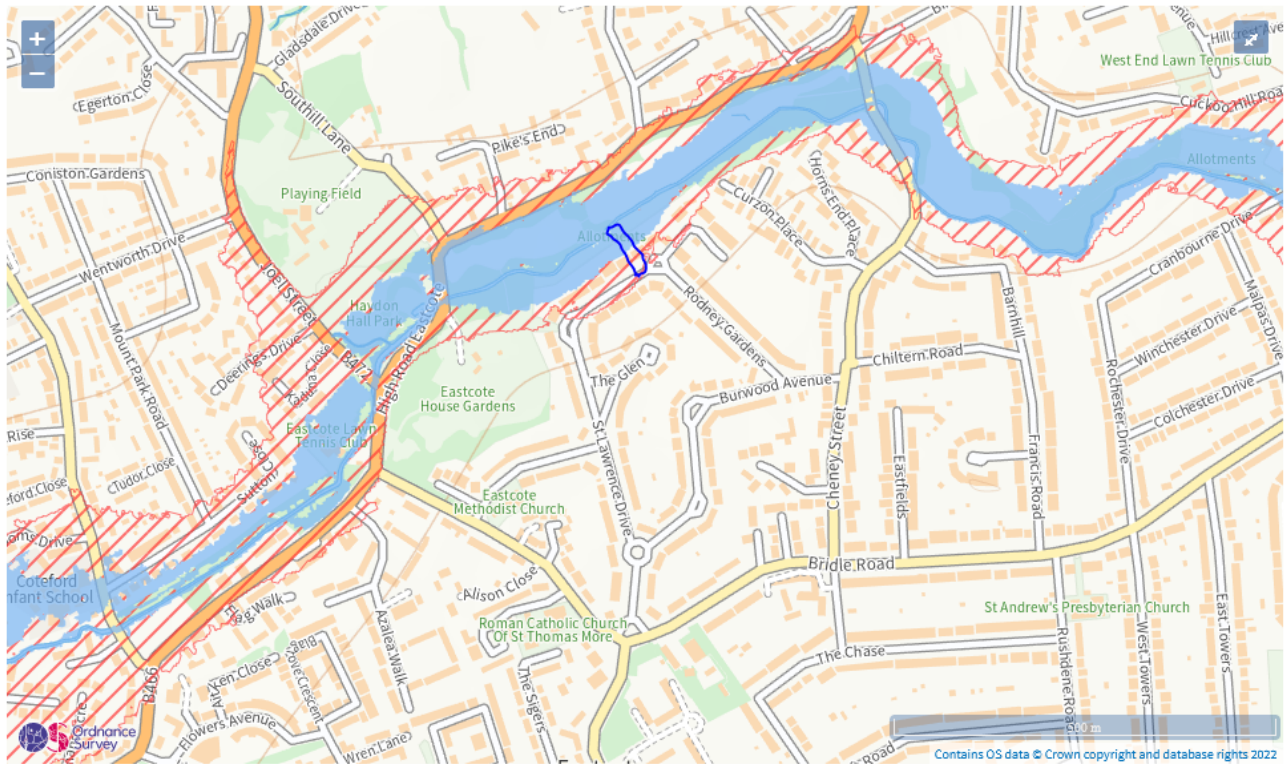
EA mapping shows that the site is within an area potentially at risk of flooding from Reservoir flooding should it occur in conjunction with fluvial flooding. Refer to Figure 6 below. In reality the risk of flooding from this source is low, as reservoirs are maintained in accordance with the Reservoirs Act and, as such, are unlikely to fail. In addition, the proposals will be located on an upper floor, well above flood level. No mitigation is required.

Flood risk

Extent of flooding

Location

Enter a place or postcode



Maximum extent of flooding from reservoirs:

● when river levels are normal ■ when there is also flooding from rivers ● Location you selected

Figure 6: Extract from Central Government's 'Flood Map for Planning' Mapping Portal

Source: <https://flood-map-for-planning.service.gov.uk/>

Management of Surface Water Runoff

There will be no increase in the impermeable area at the site as a result of the proposals, and hence no increase in surface water runoff. As such, there is no requirement for the addition of Sustainable Urban Drainage Systems (SuDS). Surface water runoff from the site will continue to drain as it currently does.

Conclusions

Flood risk to the proposed development from various sources, including rivers, sewers, groundwater and overland flow has been considered in this study.

Although the site encroaches upon Fluvial Flood Zones 2 (Medium Risk) and 3 (High Risk) associated with the River Pinn, and according to EA mapping is also subject to surface water flooding, flood risk from these sources will have no impact upon the proposed development, which comprises relocating a ground floor bedroom to an existing loft space which will be set well above any flood level on the first floor of the existing building, and internal alterations to the ground floor.

There will be no increase in the flood risk vulnerability classification of the ground floor or loft conversion under proposals, as the current residential use class will be retained.

There will be no increase in the number of bedrooms at the site, and hence no increase in the number occupants at the site or the intensity of site usage.

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18th August 2022

London Borough of Hillingdon

There will be no increase in the impermeable catchment at the site, therefore the existing surface water drainage systems can be retained, and additional SuDS are not required.

This study has been undertaken in accordance with the principles set out in the NPPF. We can conclude that the development proposals can be accommodated without increasing flood risk within the locality in accordance with objectives set by Central Government and the EA.

Yours sincerely

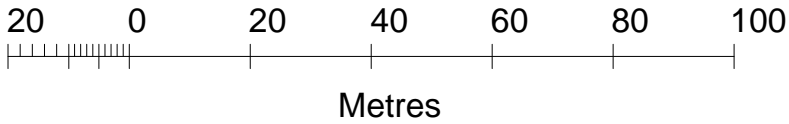
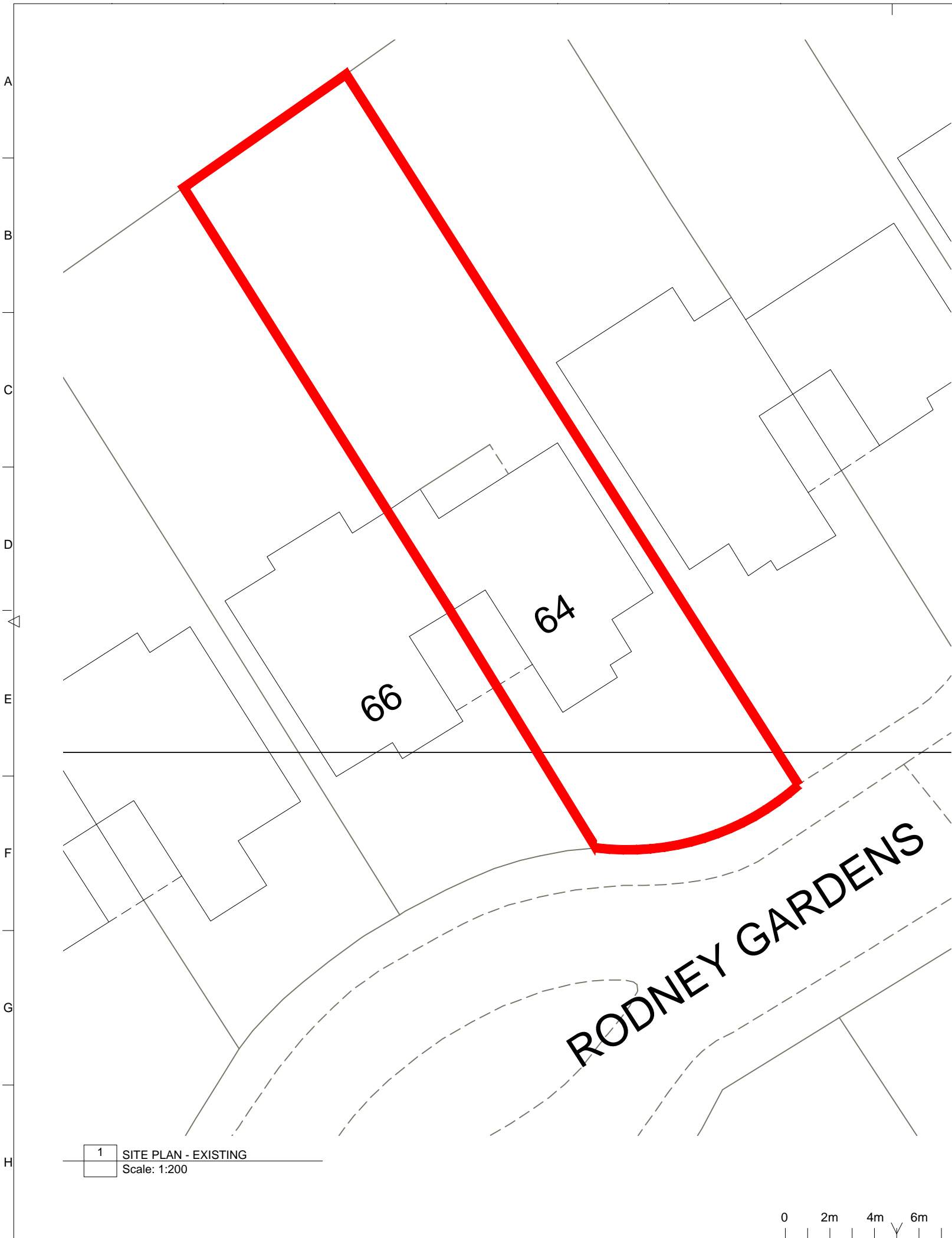
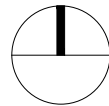


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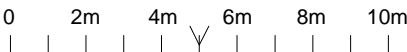
Drawing 21/052_S0 [*Site Location Plan*] by ES Architecture Ltd
London Borough of Hillingdon Letter of Objection by ES Architecture Ltd
Drawing No 21/052_P2.1 [*Proposed Loft Plan*] by ES Architecture Ltd
Drawing No 21/052_P1.1 [*Proposed Ground Floor Plan*] by ES Architecture Ltd
Drawing No 21/052_S1 [*Ground Floor Plan - Existing*]
Drawing No 21/052_S2 [*Loft Floor Plan - Existing*] by ES Architecture Ltd

Enclosures



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2 LOCATION PLAN - EXISTING
Scale: 1:1250



1 SITE PLAN - EXISTING
Scale: 1:200

PLANNING
15.12.2021

ES ARCHITECTURE ©
TEL 07545278526



LOFT CONVERSION TO 64 RODNEY GARDENS, PINNER HA5 2RP		
SITE / LOCATION PLAN		
Scale: 1:200 /1:250@ A3	DEC 2021	Dwg. 21/052_S0

Mr Edward Seaman
ES Architecture LTD
57 Chester Road
Watford
WD18 0RG

Application Ref: 76957/APP/2021/4653

Date of Decision: 11th May 2022

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above Act and associated Orders **REFUSES**: permission for the following:-

Application number:	76957/APP/2021/4653
Date your planning application was submitted:	29th December 2021
Site location:	64 Rodney Gardens Eastcote HA5 2RP

Description:

Conversion of roof space to habitable use to include conversion of roof from hip to gable end with Juliette balcony, 6 x rooflights and ground floor interior alterations

Application submitted by: Mr Edward Seaman

Plans that this decision was based on: See attached Schedule of Plans

Permission is refused for the reason(s) listed below:-

1. The proposed development, by reason of the size, scale, bulk and design of the rear roof extension, would fail to appear as a subordinate addition and would thus fail to harmonise with the architectural composition of the original dwelling, would be detrimental to the character, appearance and visual amenities of the street scene and would fail to either preserve or enhance the character or appearance of the Eastcote Park Estate Conservation Area. The proposal is therefore contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHD 1 of the Hillingdon Local Plan Part Two - Development Management

Policies (January 2020)) and the NPPF.

2. The application fails to demonstrate that the site is safe and flood risk is suitably mitigated through the provision of an appropriate flood risk assessment. The application is therefore contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy DMEI 9 of the Hillingdon Local Plan: Part Two - Development Management Policies.

STANDARD INFORMATIVES

1. The decision to **REFUSE** planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1. Policies

PT1.BE1 (2012) Built Environment

Part 2 Policies

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMEI 9 Management of Flood Risk

DMHB 18 Private Outdoor Amenity Space

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP D4 (2021) Delivering good design

LPP D6 (2021) Housing quality and standards

EM6 (2012) Flood Risk Management

2. The decision to **REFUSE** planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Date of Decision: 11th May 2022

Yours Faithfully,



James Rodger
Head of Planning, Transportation and Regeneration

END OF SCHEDULE

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London Borough of Hillingdon
3 North, Civic Centre,
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Tel: 01895 250230
www.hillingdon.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

REFUSAL OF PLANNING PERMISSION

Application Ref: 76957/APP/2021/4653

SCHEDULE OF PLANS

Design & access statement.	Received	29-12-2021
21/052_P3.	Received	29-12-2021
21/052_P2.	Received	29-12-2021
21/052_P4.	Received	29-12-2021
21/052_P1.	Received	29-12-2021
21/052_S0.	Received	29-12-2021

WHAT TO DO WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

If your planning application is refused but you still want to pursue it, contact your local planning department.

If you think you could make changes that resolve the reasons for refusal, you may be able to amend your application and submit it again.

Amending your planning application

If you think you could change your application to respond to the reasons for refusal, contact us about what to do next. We can give you more information about deadlines and any fees for submitting an amended application

Residents Services
London Borough of Hillingdon
3 North, Civic Centre,
High Street, Uxbridge UB8 1UW

Email: planning@hillington.gov.uk

www.hillingdon.gov.uk

Appealing to the Planning Inspectorate

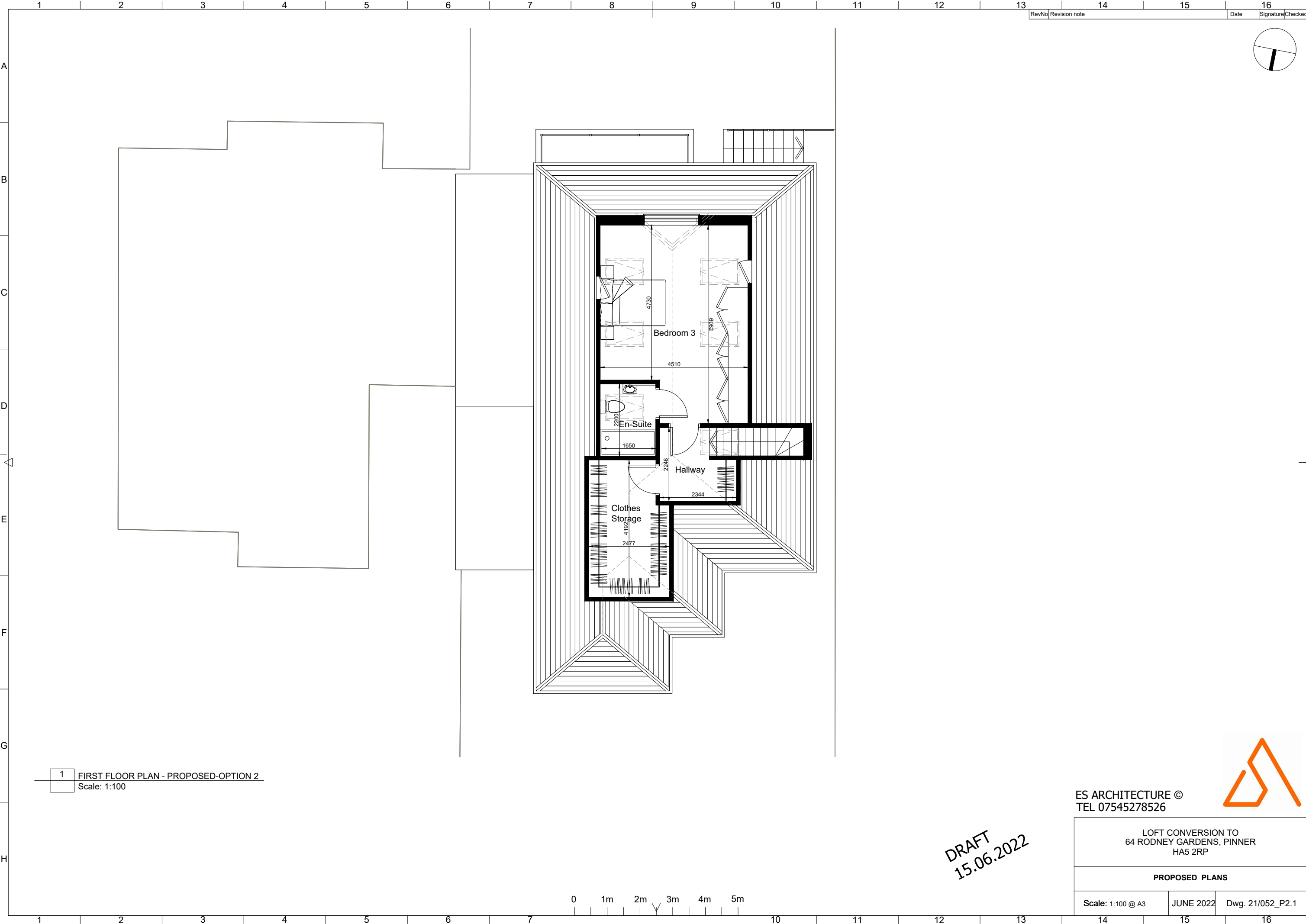
If you think the decision to refuse your application was incorrect, you may want to appeal to the Planning Inspectorate, which is an independent and impartial body.

If you want to appeal, the deadline is 12 weeks from the date on the decision letter, or 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.

You'll need some documents to hand, so before you start, read the guidance and access the service at:

<https://appeal-planning-decision.planninginspectorate.gov.uk>

If you're unable to complete your appeal online call the Planning Inspectorate helpline on 0303 444 5000 (charges at a local rate).



RevNo	Revision note	Date	Signature	Checked
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1 FIRST FLOOR PLAN - PROPOSED-OPTION 2
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DRAFT
15.06.2022

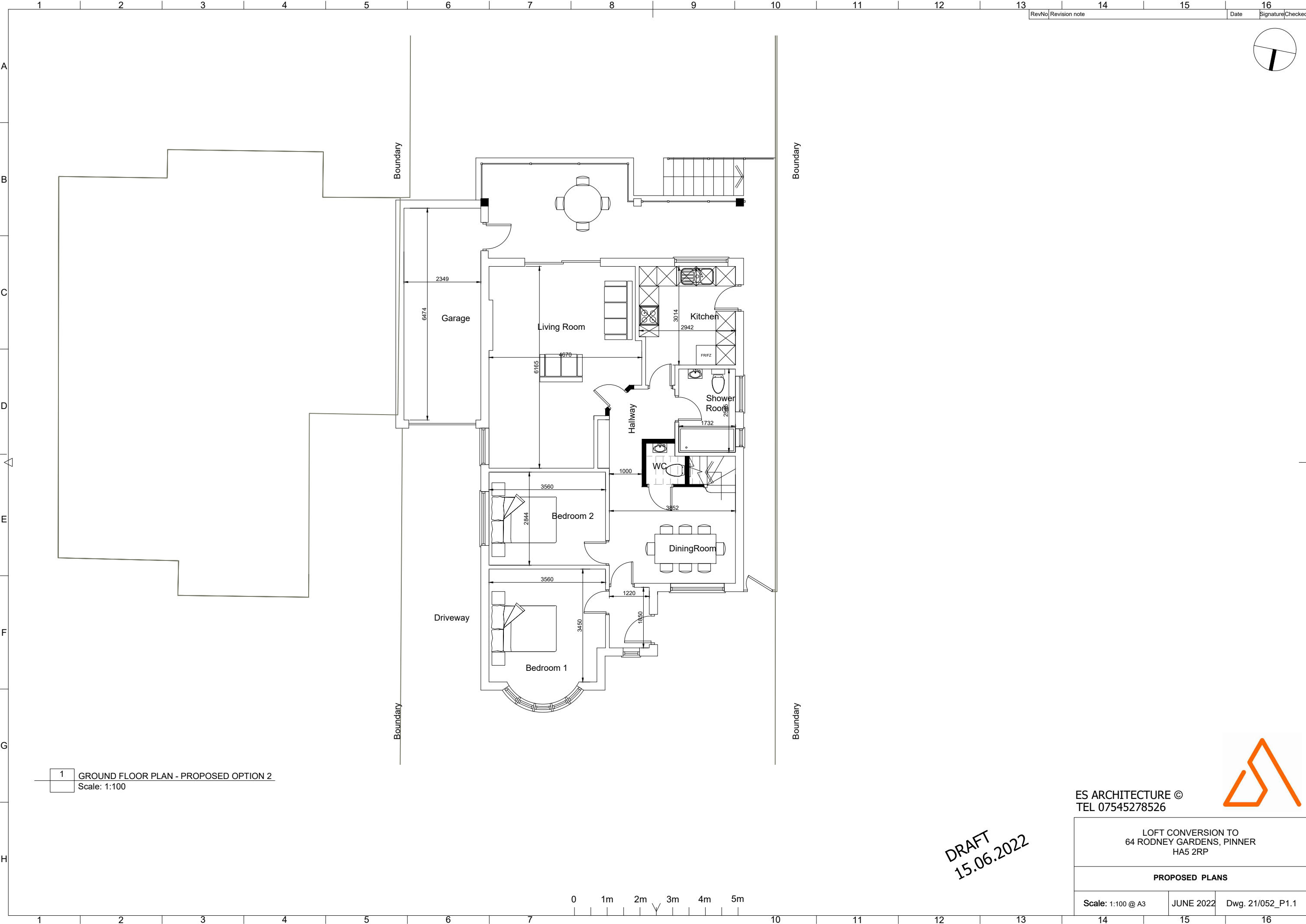
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TEL 07545278526



LOFT CONVERSION TO
64 RODNEY GARDENS, PINNER
HA5 2RP

PROPOSED PLANS

Scale: 1:100 @ A3 JUNE 2022 Dwg. 21/052_P2.1



RevNo	Revision note	Date	Signature	Checked
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1 GROUND FLOOR PLAN - PROPOSED OPTION 2
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0 1m 2m 3m 4m 5m

DRAFT
15.06.2022

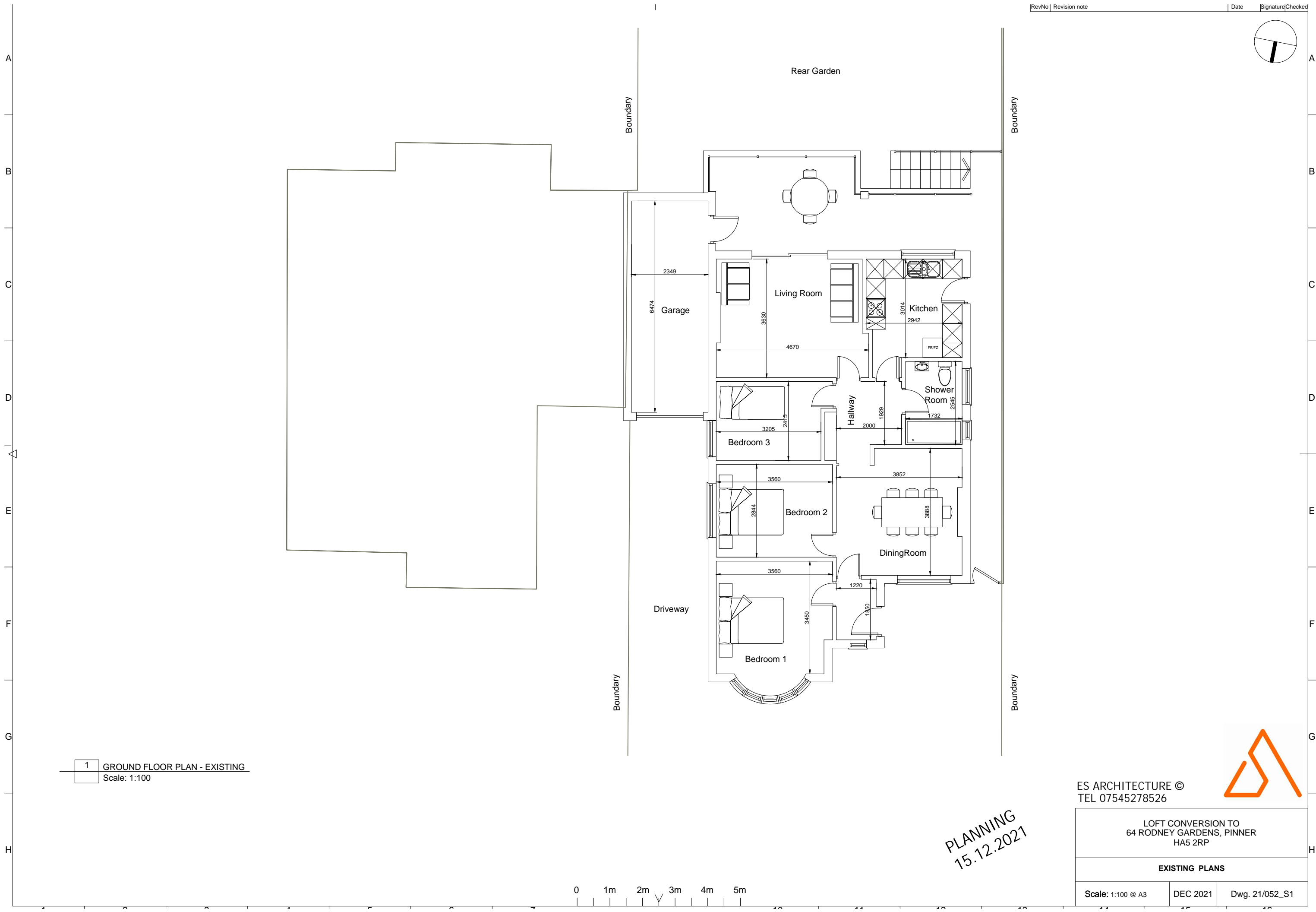
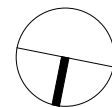
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LOFT CONVERSION TO
64 RODNEY GARDENS, PINNER
HA5 2RP

PROPOSED PLANS

Scale: 1:100 @ A3	JUNE 2022	Dwg. 21/052_P1.1
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1 GROUND FLOOR PLAN - EXISTING
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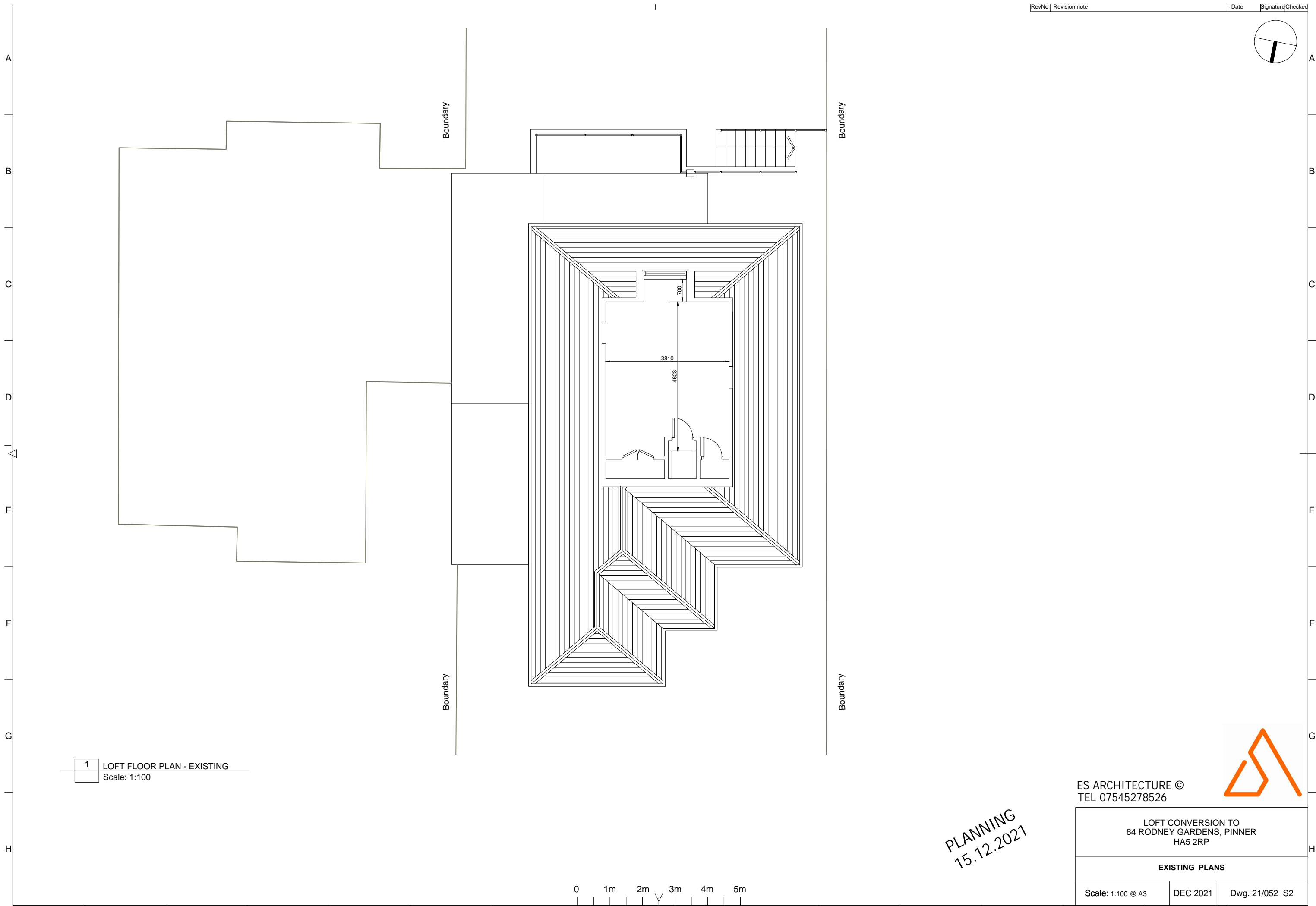
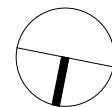
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15.12.2021

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64 RODNEY GARDENS, PINNER
HA5 2RP

EXISTING PLANS

Scale: 1:100 @ A3	DEC 2021	Dwg. 21/052_S1
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LOFT FLOOR PLAN - EXISTING
Scale: 1:100

PLANNING
15.12.2021

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Dwg. 21/052_S2

