

Flood Risk Assessment (FRA)

Site Address: 16A Barnard Gardens, Hayes UB4 9ER

Proposal: Proposed Out House

Applicant: John Emore

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of the planning application for the proposed outbuilding (outhouse) at the existing residential property at 16A Barnard Gardens, Hayes UB4 9ER.

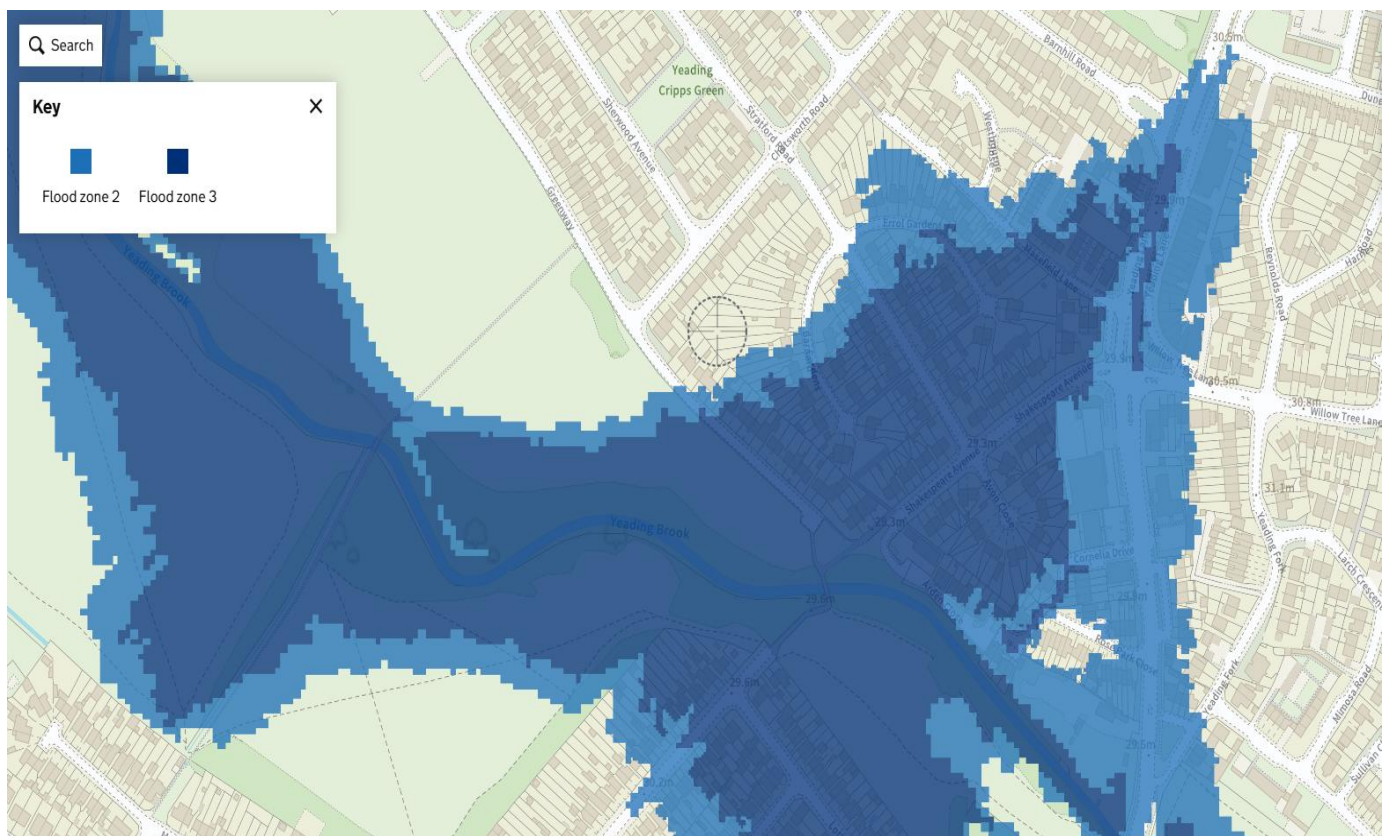
The proposal seeks to provide a single-storey ancillary outbuilding within the residential curtilage of an existing dwelling house (Use Class C3 – Dwelling Houses). The development remains incidental to the main dwelling and does not constitute a change of use.

The assessment considers potential sources of flooding, relevant planning policy context, and appropriate mitigation measures to ensure that the proposed development is not at risk of flooding and does not increase flood risk elsewhere.

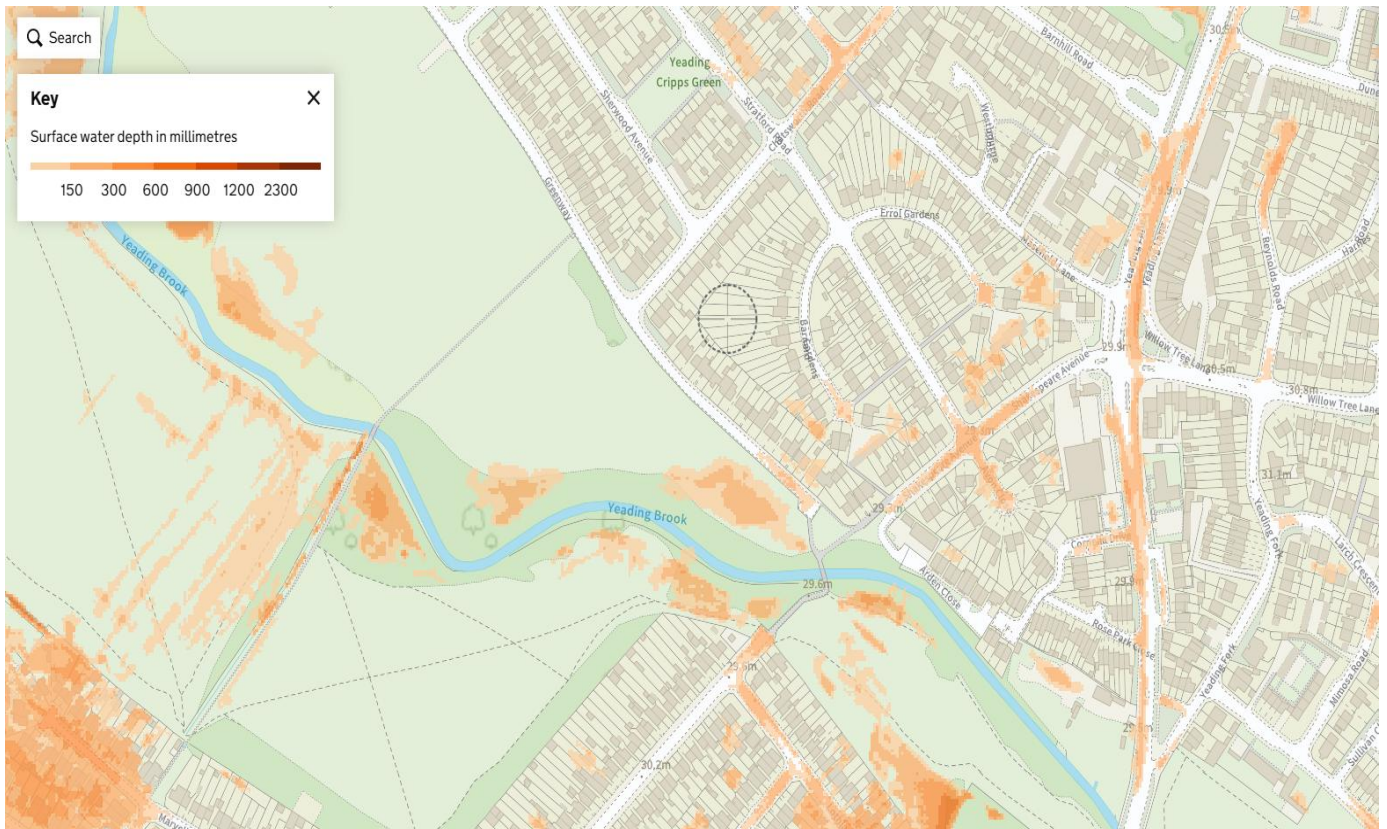
2. Flood Zone Information

According to the Environment Agency Flood Map for Planning, the site at 16A Barnard Gardens, Hayes UB4 9ER is located within Flood Zone 1 (low probability) for fluvial and tidal flooding. This indicates a very low probability of river or sea flooding (less than 1 in 1,000 annual probability).

There is no known history of significant fluvial flooding affecting the site. Surface water flood risk is considered low, with any minor runoff during extreme rainfall events expected to be managed within the existing site levels and surrounding residential drainage infrastructure.



1.1. Flood Map



1.2. Surface Water Levels

3. Planning Policy Context

This FRA has been prepared in accordance with the following national planning policy and guidance:

- National Planning Policy Framework (NPPF, 2024) – Section 14: Meeting the challenge of climate change, flooding and coastal change
- Environment Agency Flood Risk Standing Advice

These policies require that development proposals demonstrate that they are safe from flooding for their lifetime, do not increase flood risk elsewhere, and incorporate appropriate sustainable drainage principles where necessary.

The proposed development remains within Use Class C3 (Dwelling Houses) and is considered a minor domestic-scale addition within an established residential plot.

4. Proposed Development

The proposed development comprises the construction of a single-storey ancillary outbuilding (outhouse) located within the rear garden of the existing dwelling at 16A Barnard Gardens.

The proposal includes:

- Construction of a single-storey outbuilding for residential ancillary use
- Development within the existing residential curtilage of a Use Class C3 dwelling house
- No change to existing ground levels or external site topography
- No extension to existing vehicular access, parking layout, or hard standing areas
- Surface water from the new roof to be discharged via appropriately sized rainwater goods into the existing drainage system serving the property

The development is modest in scale and does not introduce any increased vulnerability to flooding.

5. Flood Risk Mitigation Measures

The following flood resilience and mitigation measures will be incorporated into the development:

- The proposed outbuilding will be located within Flood Zone 1, ensuring very low flood risk vulnerability
- Existing ground levels will be maintained, ensuring no displacement of surface water or alteration to natural drainage patterns
- Surface water from the roof will be discharged via new appropriately sized 110mm uPVC gutters and downpipes, connecting into the existing site drainage system
- No additional impermeable surfacing or hard standing is proposed as part of the development
- All drainage installations will comply with BS EN 12056-2:2000 for above-ground drainage systems
- Electrical installations will be positioned at safe heights above finished floor level to reduce any residual flood-related risk
- The existing site drainage infrastructure will remain in use and will not be adversely affected by the proposed development

6. Conclusion

The site at 16A Barnard Gardens, Hayes UB4 9ER is located entirely within Flood Zone 1, representing a low probability of flooding.

- The proposed outbuilding is not at risk from fluvial, tidal, or groundwater flooding
- The development does not introduce any new vulnerable uses beyond ancillary residential use within Use Class C3
- The proposal will not increase flood risk on-site or to surrounding properties
- Surface water runoff will be adequately managed through existing drainage infrastructure
- The development is considered fully compliant with the National Planning Policy Framework (NPPF 2024) in relation to flood risk and sustainable development.

For these reasons, it is respectfully requested that the Local Planning Authority grant planning permission for the proposed development.