

FLOOD RISK ASSESSMENT

INTRODUCTION

This Flood Risk Assessment has been produced by Coba Design to describe the proposed development at 43 New Road and accompanies our Planning Application dated 05 January 2021.

The applicant is W. Flynn and S. Bamforth.

The proposed development has been described as follows:

‘The demolition of the existing detached garage and the erection of a two storey side extension. Formation of dropped kerb and vehicle crossover from New Road.’

The site is located in Flood Zone 3 (High Risk).

LOCAL PLAN POLICY FOR EXTENSIONS TO EXISTING BUILDINGS

Policy F1 of the Local Plan states the following:

Extensions to existing buildings

2.4.6 Since 1974 the Council has successfully operated a policy which balances the need to protect the flood plain from development with an individual's right to improve his property. This policy allowed small residential extensions up to 300 sq feet ground cover. Within this limit the individual and cumulative loss of flood storage capacity were considered to be acceptable.

2.4.7 The Borough Council considers that this balanced approach remains appropriate. In implementing Policy F1 residential and non-residential extensions up to 30 sq metres will not normally be regarded as conflicting with the policy. The 30 sq metres will be taken to include all additions completed since 26 September 1978 (the date the Council first adopted a flood policy) which required express planning permission. Detached ancillary buildings within the curtilage of a property such as garages, sheds, greenhouses, boathouses, summerhouses or enclosed swimming pools will all count as additions where they result from the grant of planning permission. Car ports with at least two sides completely open, buildings constructed before 26 September 1978 or under permitted development rights, and buildings on top of an existing patio raised above flood level will not be included. Permission will normally be required for patios which involve a raising of the level of land. In such cases the area of raised land will be counted against the 30 sq metres allowance.

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The site is located in Flood Zone 3 (high risk) and as detailed above Local Plan policy F1 states that in order to prevent increased flood risk, extensions to properties in the flood plain may be permitted provided that they do not exceed 30m² (this applies to extensions built since September 1978).

A historical OS Map dated 1971-1972 accompanies our planning application and shows that the existing single storey rear extension at 43 New Road was in place prior to September 1978 and therefore should not be included within the 30 sq. metre allowance.

To conclude, the applicant is permitted to extend 30m².

The proposed extension has a ground covered area (GCA) of 30m² and thus the proposed scheme would comply with policy F1 of the Councils Local Plan.

Additionally, the historical OS Map dated 1971-1972 shows that the existing detached garage at 43 New Road was in place prior to September 1978, so the overall increase in ground covered area (GCA) at the site from the proposed development is 5.6m².