

Proposed development at
2A, Valentines Way,
Skegness.
Lincolnshire.
PE25 2NG

Proposed erection of conservatory
For Mr. T. Wilkinson

1.0 Applicant

1.1 Mr. T. Wilkinson

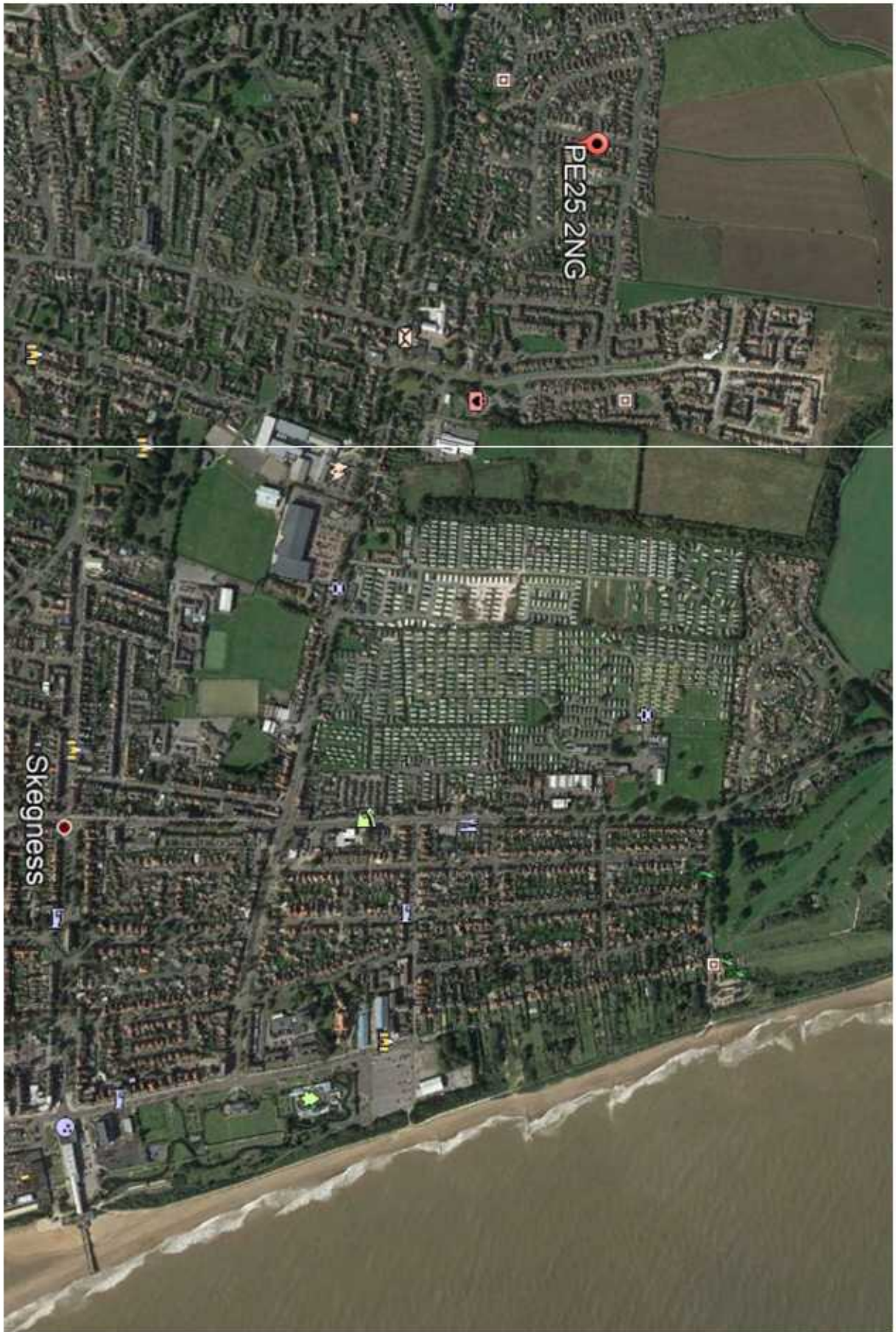
2.0 Site location

2.1 2A, St. Valentines Way, Skegness. Lincolnshire. PE25 2NG
Local Authority is East Lindsey District Council, See Appendix A aerial view and location plan.

3.0 Description of proposed development

- 3.1 The site has an approximate area of 415msq and is located within an established residential area, and is accessible via St. Margaret's Avenue. The site is located approximately 1.69km west of the sea defense system.
- 3.2 Skegness is protected from Coastal flooding by sea defences which are maintained to a 1–200 year standard of protection.
- 3.3 Historic Flood Map for the area indicates that the site was not affected during the 1953 flood, see Appendix B.
- 3.4 The proposed development for the construction of a conservatory to the front elevation of 2A Valentines Way, Skegness
- 3.5 The site is within Flood Zone 3(a) High Probability of flooding, see Appendix C flood map
- 3.6 Due to the nature of the proposed development, there will not be additional risk to life or flooding.
- 3.7 Floor level to conservatory to be level with existing floor to existing dwelling.

APPENDIX A



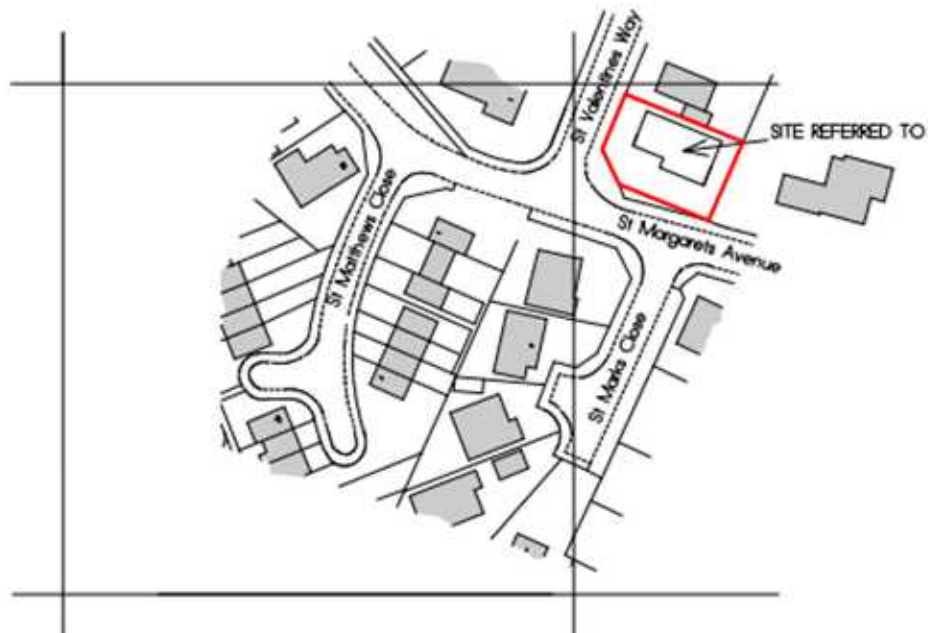
Aerial view of Site

Proposed extension to form a conservatory

at,

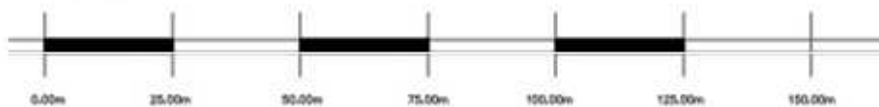
2A St. Valentines Way, Skegness.

Lincolnshire PE25 2NG for Mr. T Wilkinson



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SCALE : 1 : 1250



Location plan scale 1/1250

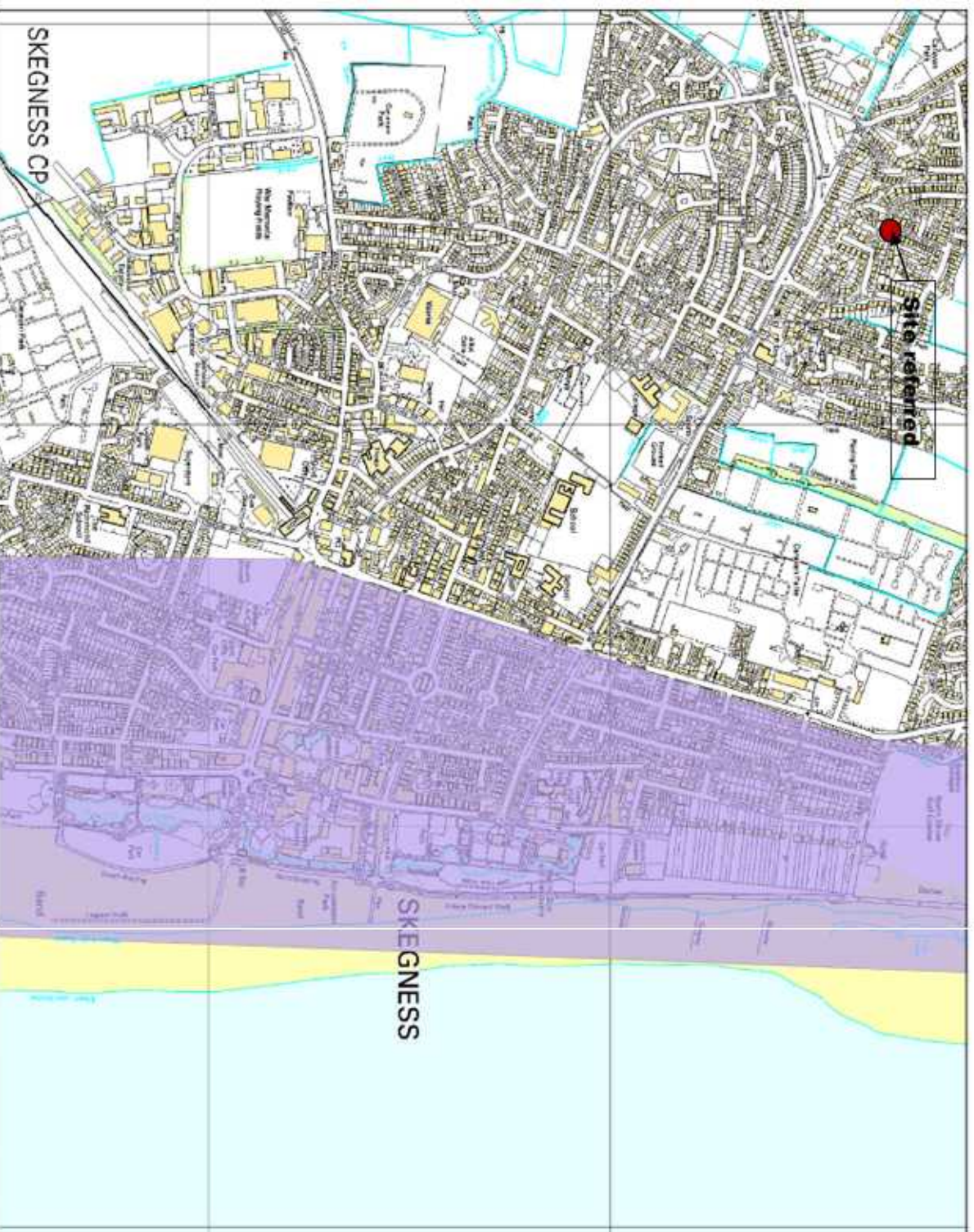
Print at A4 size

21-2699-04

Location of site

APPENDIX B

Historic Flood Map centred on TF 56495 63681 - created March 2019 [Ref: CCN-2019-117455]



Scale 1:9,900



-  Main River
-  January 1953 along the Lincolnshire Coastline

Dark blue shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

- from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year;
- or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light blue shows the extent of the Extreme Flood Outline, which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements. Seas outside the two extents, but behind raised defences, may be affected by flooding if the defences are overtopped or fail.
 Created by the Partnerships and Strategic Overview team, Lincoln

APPENDIX C

Flood map for planning

Your reference
Mr. Wilkinson

Location (easting/northing)
555528/364692

Created
9 Apr 2021 15:06

Your selected location is in flood zone 3, an area with a high 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 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.









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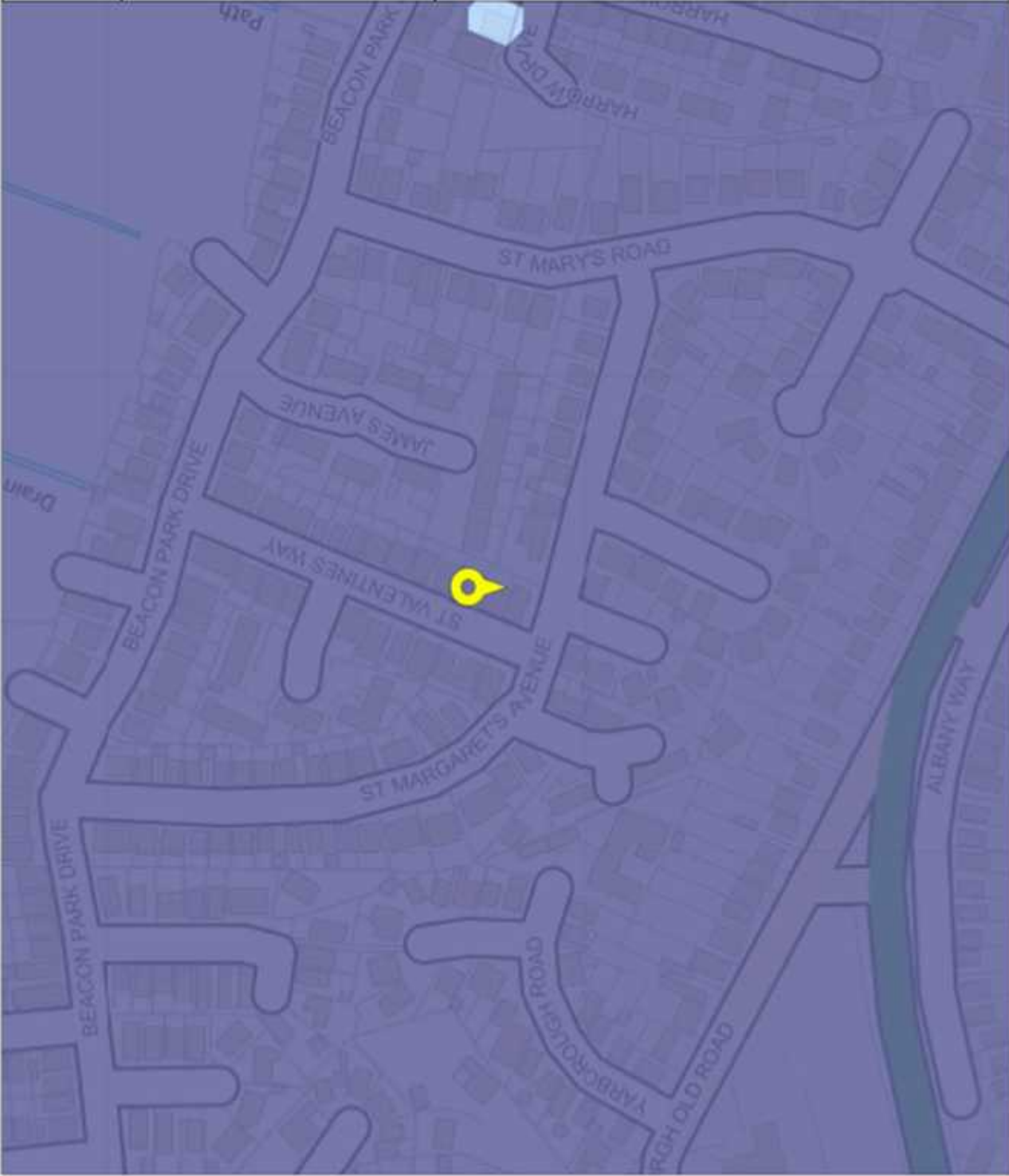


Flood map for planning

Your reference
Mr. Wilkinson
Location (easting/northing)
55528/364692

Scale
1:2500
Created
9 Apr 2021 15:06

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



Learn more about this area's flood risk

Select the type of flood risk information you're interested in. The map will then update.

Flood risk

Low risk: velocity

Location

PE25 2NG



Surface water flood risk: water velocity in a low risk scenario

Flood velocity (metres/second)

