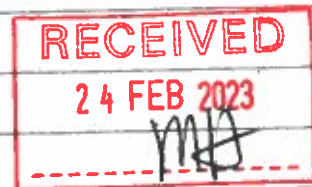


PLEASE FIND REQUESTED  
DOCUMENTS REGARDING  
PLANNING APPLICATION

23/P/0201/FUH.

47 BEACH ROAD  
SANDBAY  
KEWSTOKE  
W-S-M  
BS22 9UU



# Flood Risk Assessment (FRA)

This template<sup>1</sup> can be used to prepare an FRA for householder development within flood zones 2 and 3. Flood zones are shown on the planning map at [www.n-somerset.gov.uk/planningmap](http://www.n-somerset.gov.uk/planningmap).

This template should **not** be used for new dwellings or ancillary accommodation such as granny annexes.

<b>Site address</b>
47 BEACH ROAD, SANDRIM, KEWSTOKE WESTON-SUPER-MARE, SOMERSET BS22 9UU.

Mitigation measure options You should indicate which option you are using by ticking the second column. You also need to submit the required supporting evidence	Option to be used (✓)
<p><b>Option A</b> - Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development will be incorporated where appropriate as follows.</p> <ul style="list-style-type: none"> <li>• Flood boards or similar to prevent flood water entering the building</li> <li>• Raise electrical sockets at least 400mm above ground floor level</li> <li>• Raise electrical appliances above ground floor level</li> <li>• Flood resilient materials used</li> <li>• Other - summarise below</li> </ul> <div style="border: 1px solid black; height: 30px; width: 100%; margin-top: 5px;"></div> <p>See <a href="#">'Improving the flood performance of new buildings' CLG (2007)</a> for more information</p>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p><b>Option B</b> - Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones</p> <p><b>Supporting evidence required (submitted with your application)</b> This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum<sup>2</sup></p>	<input type="checkbox"/>
<p><b>Option C</b> - The proposed development <u>only</u> comprises of one or more of the following:</p> <ul style="list-style-type: none"> <li>• Loft conversion</li> <li>• New boundary wall or fencing</li> <li>• New hard standing</li> </ul>	<input type="checkbox"/>

<p><b>Name of person completing this assessment form</b></p> <p>Name: <u>JASON TAYLOR</u></p>
---

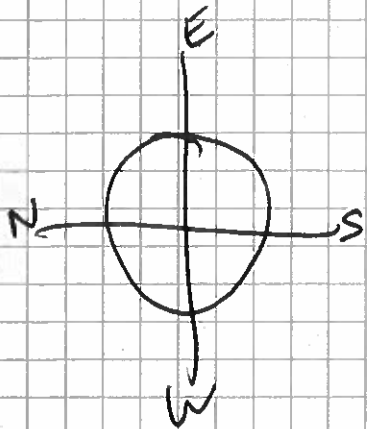
Advice about flooding can be obtained from the [GOV.UK](http://GOV.UK) website.

<sup>1</sup> This template was produced by North Somerset Council based upon advice from the Environment Agency  
<sup>2</sup> Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment.

# Garage planning application

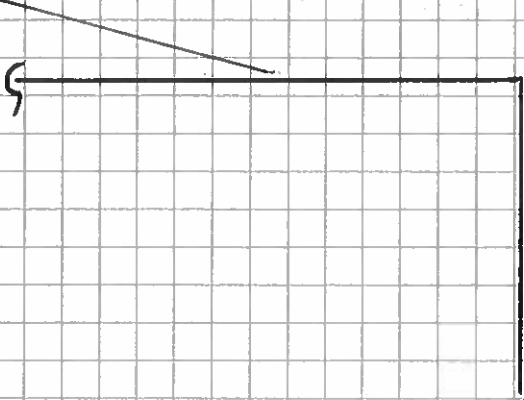


Plan Produced for: Jason Taylor  
Date Produced: 28 Jan 2023  
Plan Reference Number: TQRQM23028104708792  
Scale: 1:1250 @ A4

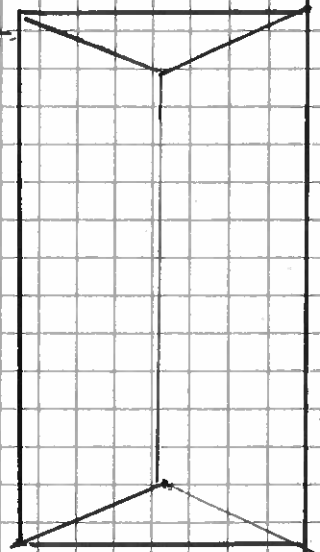


EXISTING GARAGE DIMENSIONS  
6.9 M X 3.7 M

EXISTING BUNGALOW OUTLINE

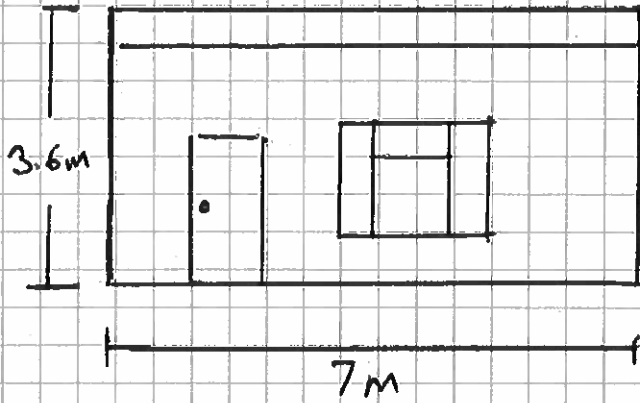


EXISTING GARAGE

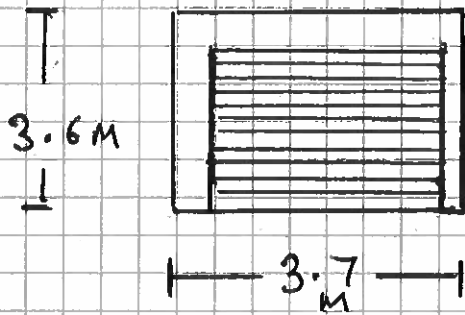


EXISTING GARAGE DRAWING  
SCALE 1:100





SIDE  
ELEVATION

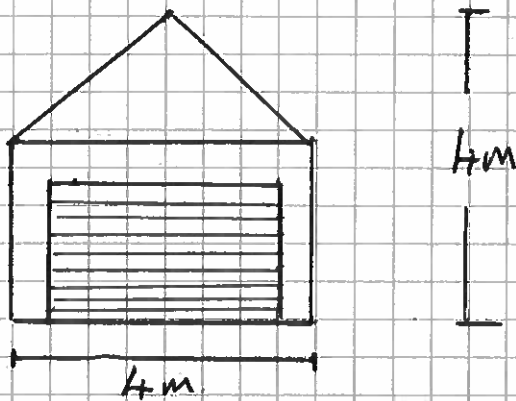
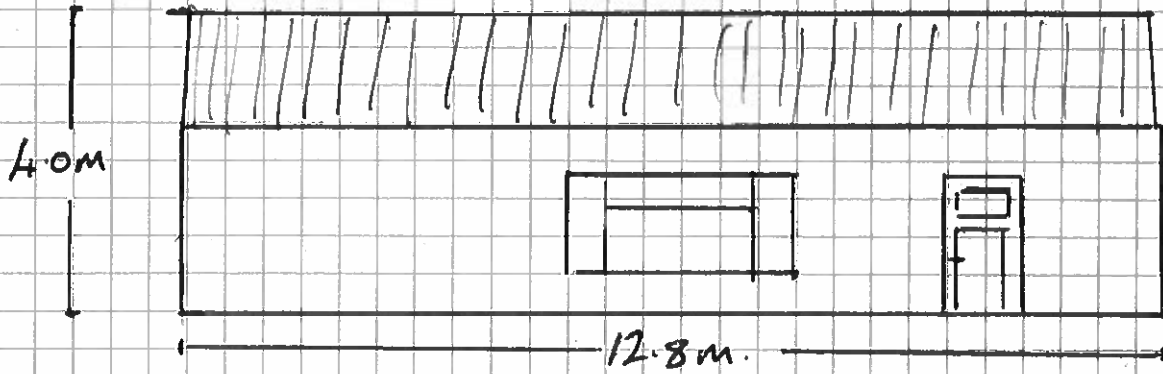


FRONT  
ELEVATION

EXISTING FRONT/SIDE ELEVATION

SCALE 1:100





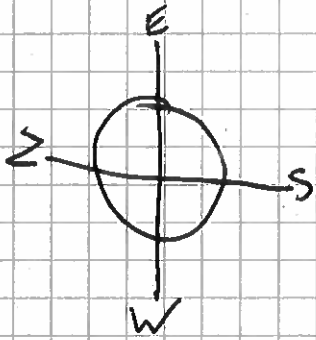
- GARAGE TO BE TIMBER FRAMED CONSTRUCTION
- ROOF TO BE TILED WITH BLACK CONCRETE SLATES.
- GARAGE TO BE CLAD IN WANGY EDGE TIMBER
- GARAGE TO BE FIREPROOFED ON BOUNDARY SIDE

PROPOSED GARAGE SIDE / FRONT ELEVATION

SCALE: 1:100



BOUNDARY

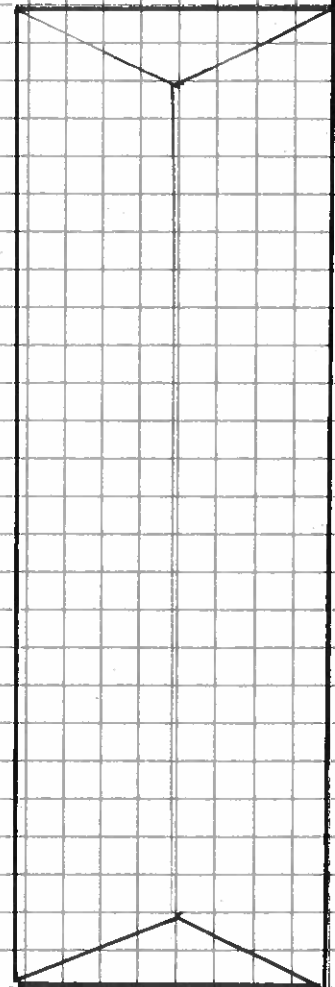
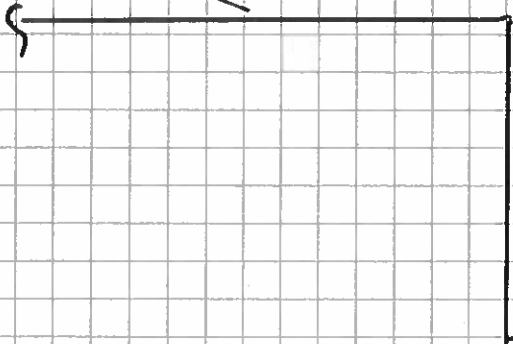


GARAGE DIMENSIONS

12.8 m x 4.0 m

boundary

EXISTING BUNGALOW OUTLINE



PROPOSED GARAGE EXTENSION

SCALE 1:100

