DESIGN & ACCESS STATEMENT (INC. FLOOD RISK ASSESSMENT) IN RESPECT OF:

Proposed erection of a new side lean-to extension and the erection of a 1.8m high timber fence at 1 Stonewell Grove, Congresbury, BS49 5DR

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FOREWORD AND PROPOSAL

The proposal is for a new single storey side lean-to extension to the south (side) elevation of the existing dwelling. The proposed new extension will replace the existing smaller lean-to which will be demolished to make way for the replacement building.

The application also proposes the erection of a new 1.8m high timber fence which will enclose an area of garden land to provide additional private amenity space.

RELEVANT PLANNING HISTORY

LPA records have been checked and the site has no relevant planning history.

CONSTRAINTS

Designation:	Yes/No?
Within Settlement Boundary	Yes
Flood Zone 2 / Flood Zone 3	No
Conservation Area	No
Listed Buildings	No
Tree Preservation Orders	No
Site of Special Scientific Interest	No
Area of Outstanding Natural Beauty	No

DESIGN AND ACCESS

Design

The application proposes the erection of a single storey lean-to extension to the south facing gable end wall. The new extension will replace the existing side lean-to, which will be demolished.

The walls of the extension will be finished in render to match the render on the main dwelling and the roof will be finished in identical plain concrete tiles to those which are already present on the roof of the host building. The new extension will provide additional kitchen space and a downstairs bathroom.

In order to create new additional private amenity space, a new 1.8m high timber fence will be erected to enclose an area of garden land lying to the south of the main dwelling.

Access

The site occupies a corner plot with currently access directly from Stonewell Grove and Stonewell Park Road, which provides both pedestrian access and vehicular access to the detached garage at the rear. Existing access arrangements are to be preserved, as the proposal does not include any plans to alter the existing access arrangement. There will continue to be pedestrian access provision by means of a gate in the proposed new fence.

FLOOD RISK ASSESSMENT

The application site is located within Strategic Flood Risk Assessment - Flood Zone 3a (sea level rise to 2125). A site specific flood risk assessment must therefore be undertaken.

The proposed development comprises of the extension of an existing dwellinghouse and the erection of a timber fence to enclose an area of garden land.

Paragraph 164 of the NPPF states "Applications for minor development and changes of use should not be subject to the Sequential or Exception Tests but should still meet the requirements for site-specific flood risk assessments".

"Minor development" is:

- Minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint less than 250sqm.
- Alterations: development that does not increase the size of buildings e.g. alterations to external appearance.
- Householder development: e.g. sheds, garages, games rooms etc. within the curtilage of the existing dwelling in addition to physical extensions to the existing dwelling itself.

Therefore, there is no requirement for the Sequential Test or Exception Text to be applied in this instance, as the proposed development is classified as 'minor development'.

Minor developments are unlikely to raise significant flood risk issues unless they would:

- have an adverse effect on a watercourse, floodplain or its flood defences;
- would impede access to flood defence and management facilities; or
- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

The proposed development does not raise any of the significant flood risk issues, as set out above.

The flood risk assessment demonstrates that the proposed development is at an acceptable level of risk from flooding and the development will not lead to an increase in flood risk elsewhere.

Proposed Flood Risk Mitigation

There will be no loss in storage or increase in runoff rate when compared to the existing situation. Ground level on the site is uniformed throughout and the addition of an extension to the existing dwelling will have no effect on the existing surface water drainage system's capability to disperse rainwater.

The site is located in a flood warning area where the Environment Agency issues flood alerts. There are no concerns that the site could not be quickly evacuated to a place of safety with sufficient advanced warning.

In view of the potential flood risks in this locality consideration has been given to the use of flood resilient construction practices and materials in the design stage and these will be implemented during the build phase. The use of materials will make the development more resistant to flooding in the first place and also limit the damage and reduce rehabilitation time in the event of future inundation.

All electrical services will be a minimum of 1000mm above floor level with cable drops from above to ensure all electrical circuitry and apparatus is installed from above. If this is not feasible, ground based electrical installations to be designed to withstand flooding.

Finished floor levels to be set no lower than existing floor levels in order to reduce the risk of flooding to the proposed development and future occupants.