

FLOOD RISK ASSESSMENT

1039 – Rear Single Storey Extension & Demolition of Outbuilding at Amara Tam, The Street, Eye, IP23 8AF

HOUSEHOLDER AND LISTED BUILDING CONSENT TO EXTEND AN EXISTING DWELLING TO FORM KITCHEN / DINING AREA. INTERNAL ALTERATIONS, REMOVAL OF EXSITING LEAN-TO ROOF AND DEMOLITION OF OUTBUILDING.

August 2023

1.0 – Introduction and Site Location

- 1.1 This Flood Risk Assessment is in support of a Householder Application and Listed Building Consent Application, submitted to Mid Suffolk District Council for the erection of a single storey rear extension to the existing dwelling, removal of existing lean-to roof, and demolition of the existing outbuilding.
- 1.2 The areas edged in red on the submitted existing location and proposed site plan measure approximately **1270m²**.
- 1.3 The site lies in the village of Brome, with vehicular access directly off 'The Street'. Brome is located East of the A140 and North of Eye.

2.0 The Site & Flood Zone

- 2.1 Appendix A is a flood map taken from the Government website which confirms the site is in Flood Zone 1, stating '*land within flood zone 1 has a low probability of flooding from rivers and the sea*'.
- 2.2 Although not at risk from flooding from rivers and the sea, further maps on the Government website as shown in Appendix B, does identify a small area of low / medium risk of flooding from surface water.
- 2.3 The Government guidance states when you need a flood risk assessment, this includes developments:
 - *in flood zone 2 or 3 including minor development and change of use*
 - *more than 1 hectare (ha) in flood zone 1*
 - *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
 - *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

3.0 Flood Risk Assessment

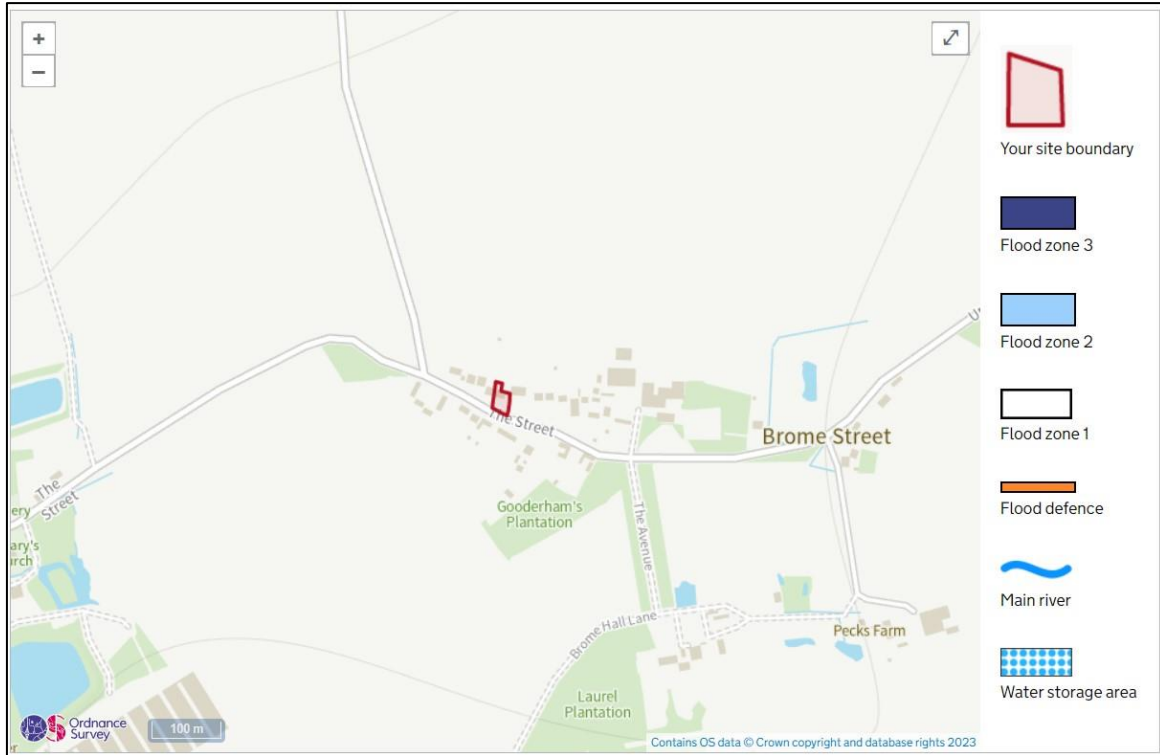
- 3.1 The proposal is considered a change of use in development type to a more vulnerable class, as the outbuilding (Class Use E) is being demolished and a new domestic extension (Class Use C3) proposed, and the site is affected by sources of flooding other than rivers and the sea.
- 3.2 The proposed extension will be 150mm below ground level, match existing floor level to the main dwelling and will be constructed in accordance with the guidance in 'Improving the Flood Performance of New Buildings; Flood Resilient Construction'.
- 3.3 The area near the site at risk of flooding from surface water, only has a small portion that lies within the application site and does not cover the proposed extension footprint, as can be seen from Appendix C.

4.0 Summary / Conclusion

- 4.1 This is a householder application with proposals for a new extension onto the existing dwelling, with a net proposed roof area of only 16m², following demolition of the outbuilding and removal of lean-to roof.

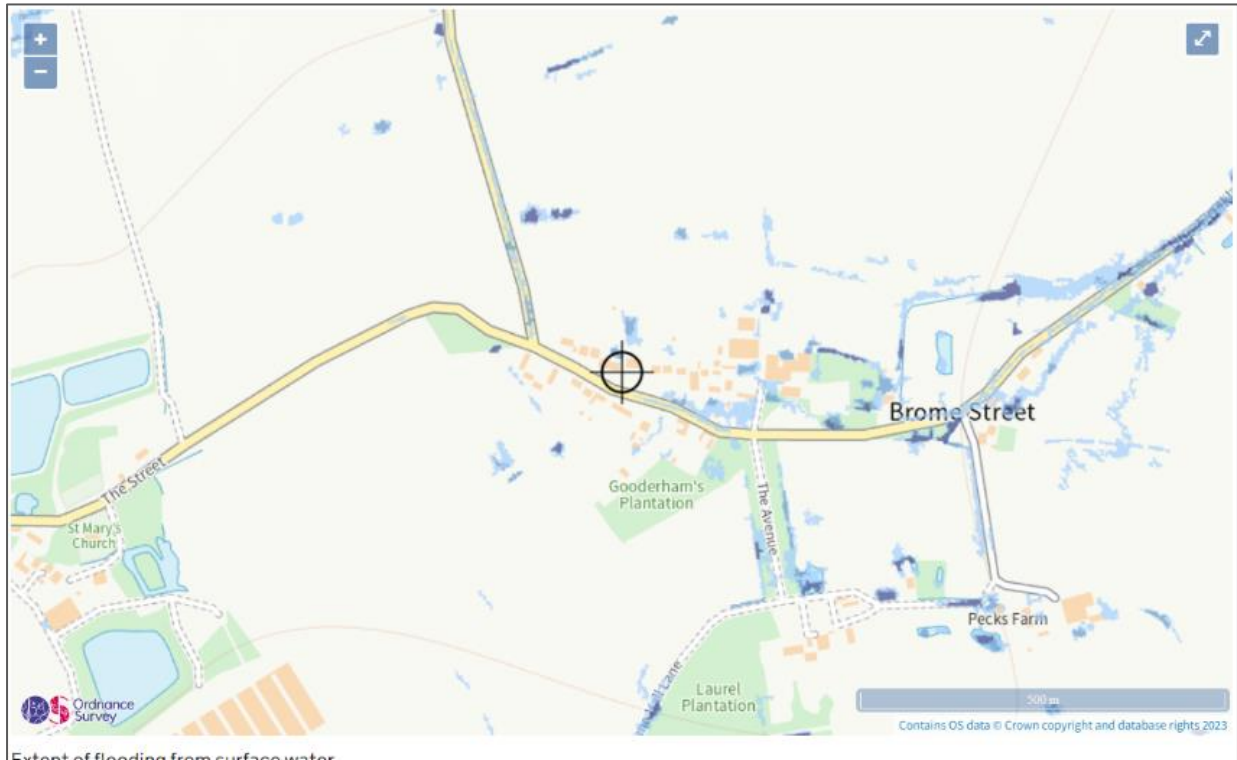
- 4.2** The site lies in flood zone 1 therefore not at risk of flooding from rivers and seas and site area is under 1 hectare. Only a very small portion of the site is at risk of surface water flooding, with the proposed extension area outside of this.
- 4.3** In our opinion, the proposals do not introduce a more vulnerable use as the current dwelling is use class C3.

Appendix A – Government Flood Map



Flood map from government website showing site lies in Flood Zone 1.

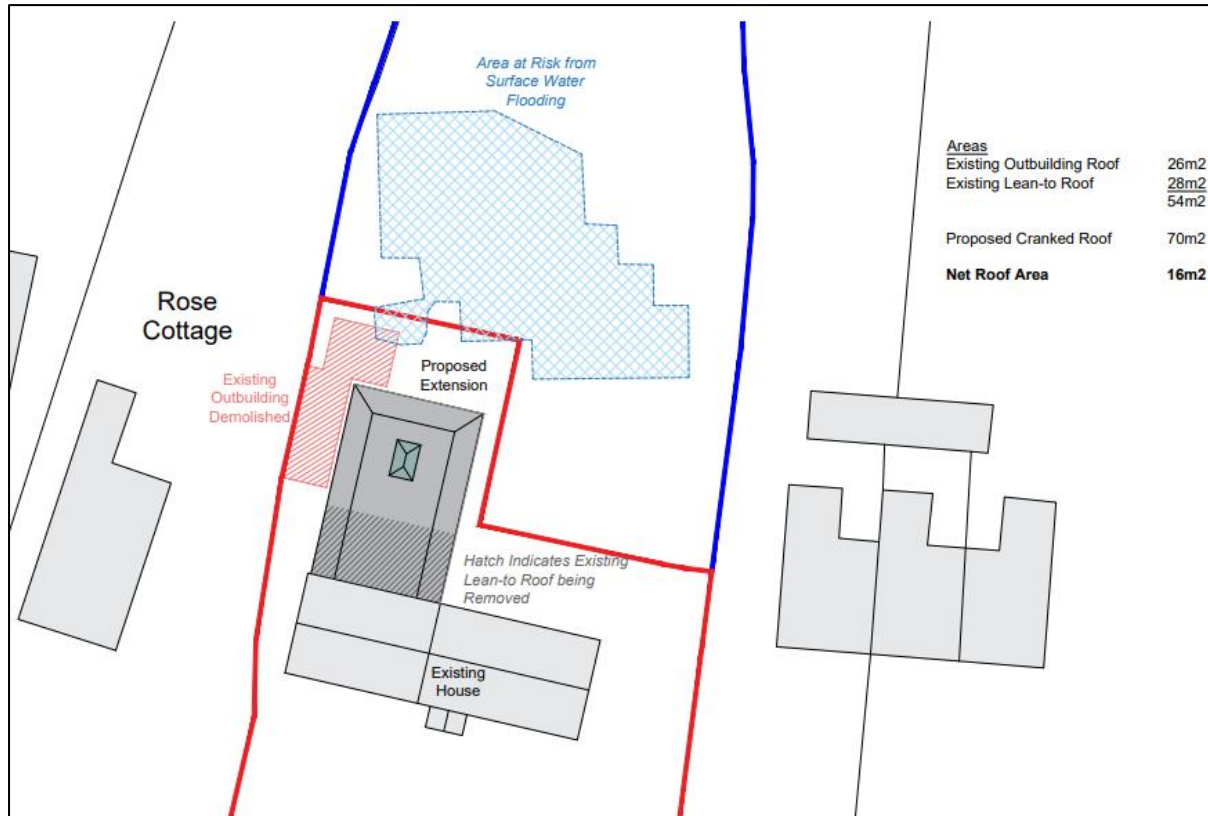
Appendix B – Government Flood Map (Surface Water Flooding)



Extent of flooding from surface water

Flood map from government website showing area near dwelling at risk of surface water flooding.

Appendix C – Proposed Site Plan



Area of surface water flooding taken from government maps overlaid onto proposed site plan.