

## **PROPOSED SINGLE STOREY EXTENSION**

### **208 Whyke Road, Chichester, PO19 7AQ**

#### **FLOOD RISK ASSESSMENT**

The site of the proposed extension, 208 Whyke Road, Chichester, is identified as being adjacent to a Flood Risk Zone 3 on the flood map obtained from the Environment Agency (please see Appendix A). The potential source of floodwater is the River Lavant, which flows into the city from the NE, entering a culvert near the end of The Hornet. The river is not close and there are no flood defences or water storage areas located nearby.

Zone 3 shows the area that could be affected by an extreme flood from a river with a chance of this happening greater than 1 in 100 each year, ignoring the presence of any flood defences. (please see Appendix B)

The last significant flooding to affect the city of Chichester was in January 1994, during which The Hornet and East Street were badly affected by flooding largely caused by the inability of the culvert to cope with the level of water flowing in the River Lavant. Whyke Road and the surrounding residential streets were unaffected by flooding at that time, and since that time upgrading of the culvert and other flood defence measures undertaken by the authorities have effectively reduced the likelihood of a flood event in this area of Chichester.

As can be seen from the EA flood map, 208 Whyke Road is located at the periphery of the flood zone, The property itself is not shown to be included within the flood zone on this map, which is confined to Whyke Road, and the property sits at a higher level than Street Level, set back with a large driveway.

The development proposal is for a single storey extension to the existing garage, converting it into a utility area, gym and family room. The floor level within the extension will be the same as the existing house, as will the new external door threshold.

The site of the proposed extension is currently hard surfaced with paving slabs on the garden side, with natural run-off to the rear lawned area. To the front is permeable gravel.

Under the proposal the extent of hard ground surfacing at the rear will be marginally reduced, and surface water from the additional roof area will be discharged via connection to the existing below ground piped drainage system. The increase in drained roof area of approx 32m<sup>2</sup> is not significant and it is not foreseen this will create any problems in terms of drainage system capacity.

**Conclusion:**

It is considered that the level of flood risk to the application property is low, and that the proposed extension does significantly increase the current level of risk to either the dwelling in question or neighbouring properties/land.

Safety measures, such as installing all electrical sockets and switches at least 450mm above floor level will be taken when constructing the extension.

## **Appendix A\_Flood Maps**

# Flood map for planning

Your reference

<Unspecified>

Location (easting/northing)








486986/104601

Scale

1:2500

Created

22 Nov 2023 14:55

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

