

Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

24/00064 / FUL - PROPOSED DETACHED GARDEN ROOM

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

| Applicant to choose one or other of the flood mitigation measures below | Applicant to provide the LPA with the supporting information detailed below as part of their FRA | Applicant to indicate their choice in the box below. Enter 'yes' or 'no' |
|--|---|--|
| Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate. | Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007) SEE ATTACHMENT | YES |
| Or, 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 | 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 ¹ | / |

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

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¹ 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..

FLOOD RISK ASSESSMENT

Use and occupancy

The proposed free-standing 'garden room' is not designed for habitation nor will it be able to be used as such. It will not have any in-built plumbing or heating, for example. It is in essence a well-constructed and attractively-designed garden shed or cabin, the function of which will be to serve in part as a tool-shed-cum-storage area and in part as an occasional fair-weather garden sitting area or play space for grandchildren.

It is not a structure with any critical function. It is merely an addition to the two structures already in the garden, namely a wooden garden shed and a wooden summer-house, both of which have seen better days. The proposed garden room will stand at the same ground elevation level as both of these existing structures already stand, and indeed it will be at the same elevation as the main residence itself (2 Abbey Cottages GL20 5SR).

Flooding in practice

The zone in which the development lies is located on the fringe of the large Severn Ham / River Swilgate flood-plain. Being a distance from the rivers themselves, any flooding at the location of the proposed development manifests itself by a slow and steady rise of water level, without any sudden flash flooding or rushing velocity of water. In the unlikely event of a flood affecting the garden room any damage would occur through mere water-logging and not through the forceful effects of swirling or passing currents.

The bulk of the 2 Abbey Cottages garden is at significantly lower elevation and does routinely flood in more extreme conditions. But in practice neither 2 Abbey Cottages house, nor the existing garden sheds, nor the location of the proposed cabin, have been flooded in living memory, even in the major Tewkesbury events of 2007 and January/February 2024.

In this respect the 'Medium Risk' label which attaches to the address is misleading because it does not take account of the higher elevation of these parts of the property within the postcode.

A request has been submitted to the Environment Agency for specific flood risk assessment data (reference no G9J1 KM8E W8N2). WestMids acknowledged this on 14 February and promised the data with 20 working days. This data will be forwarded to you when received.

Resilience / recoverability / wetproofing

Contents of the shed will be no more or less at risk of harm than they would be if stored in the house. In other words, the flood risk to the cabin is exactly the same as that to the existing house and the existing garden structures.

The proposed building stands on recycled composite posts that are not affected by water. It is raised off the ground by 150mm as standard, and if required there is a tolerance up to

400mm height. All the timber used for the framework is pressure-treated (tanalised) and will not rot. Most of the walls are wet-proof Marleyboard, and the remainder high-quality sturdy cedar. Floors are laminate so will resist warping etc.

The suppliers provide a structural guarantee for the building of 10 years, though in practice it may be expected to last at least 30 years if properly treated.

Surface water drainage

The 3m x 6m footprint of where the cabin will be located comprises currently a mix of gravel/slate chips, stone slabs, grass and a substantial wooden Wendy house on the surface. Surface water drainage is unlikely to be adversely impacted because the cabin will sit above ground on posts (not a concrete or slab base), and because a number of existing slabs and flags, and the 2mx2m Wendy house itself, will need to be removed.

Wider effects

The site is not anywhere near a watercourse, is not actually on the floodplain, and there are no flood defences anywhere nearby. There will be no effect on local flood storage capacity and it is not in the way of any flood flows.

Prepared by E A Mohan

2 Abbey Cottages Abbey Precinct
Church Street Tewkesbury GL20 5SR

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