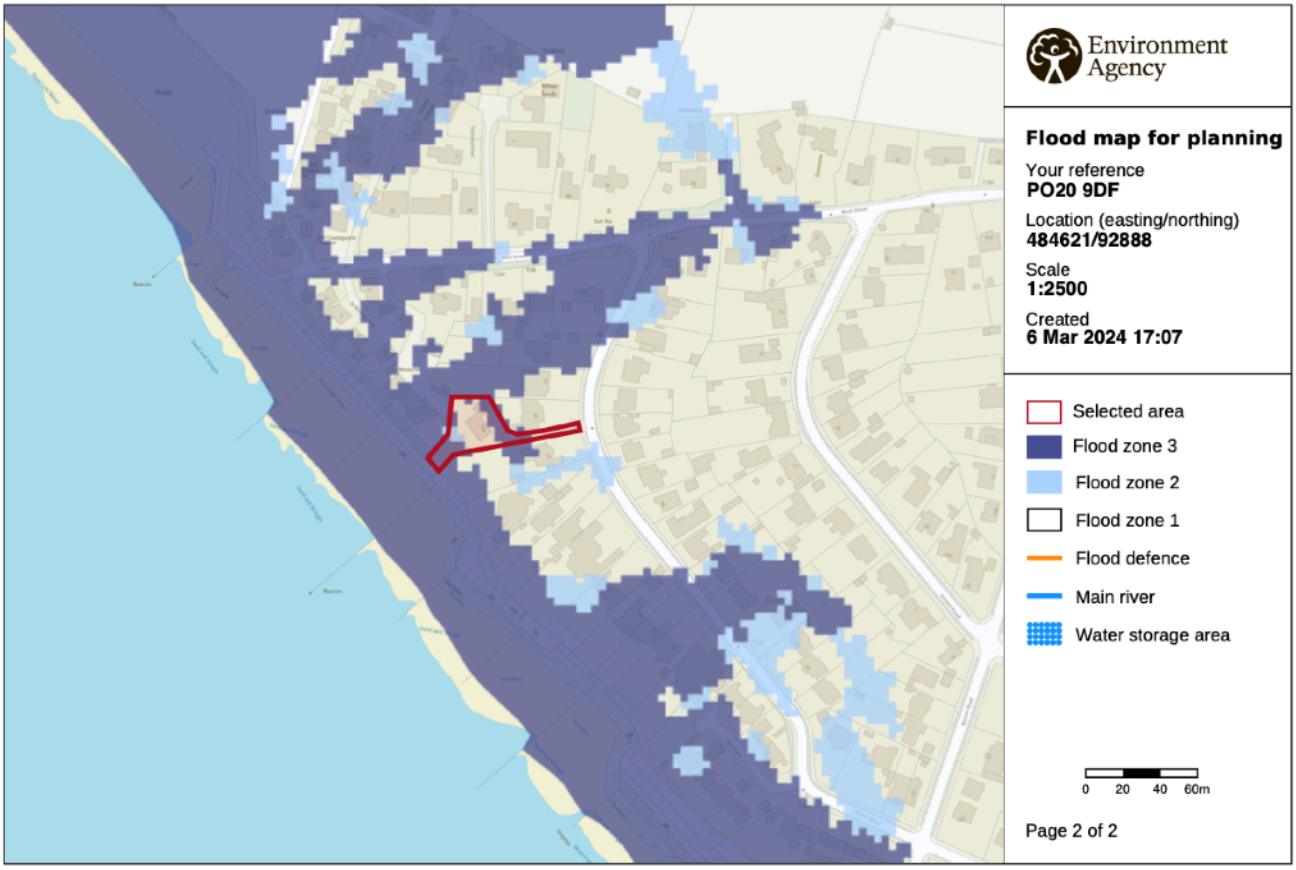
FLOOD RISK ASSESSMENT STATEMENT

APPLICATION: SY/24/00470/DOM

APPLICATION SITE:
49A Clayton Road, Selsey PO20 9DF

Latitude: 50°43’46.3”N
Longitude: 0°48’09.2”W
Altitude: 5m above sea level



Flood map for planning

Your reference	Location (easting/northing)	Created
PO20 9DF	**484621/92888**	**6 Mar 2024 17:07**

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Proposed single storey front porch, removal of chimney stack, changes to dormer window and replacement/change of roof tiles and cladding. New rear decking and pergola. Erection of 2 no. sheds and 1 no. Greenhouse, addition of new sunken seating area and revision to existing sunken seating area.

Due to the removal of usual Permitted Development on this property it has been necessary to apply for Planning Permission and that must include a Flood Risk Assessment. Some of the items we propose would usually be allowable under Permitted Development.

That being said some items of minor development would have required Planning Permission, namely the increase in depth of an existing seating area abutting the end of the garden and the creation of a new sunken seating area.

There is to be no change to the habitable area of the household.

Itemised list of proposed works

Please read this together with the Design and Access Statement and the construction plans. A separate cross sectional plan is enclosed.

Items 1- 4 and 6

1.Remove Chimney Stack
2. Replace Red Roof Tiles
3. Increase depth of Master Bedroom Window
4. Replace Weatherboard Cladding.
6. Remove Redundant Garage Door

Items 1-4 and item 6 are for repair or visual improvement purposes and will have no detrimental impact on the current flow of water away from the property.

All rainwater goods will be improved, being replaced with new gutters and downpipes as they are worn, damaged or filling with organic matter. Rain water will continue to run into the existing water management system, which has proved to be adequate and fit for purpose.

Item 5

5.New Front Porch

The proposed new front porch will have integral drainage in its roof that will run into the rainwater gutter. This will not substantially increases rain water run off to drain. It will have an external area of 2 sqm.

Dimensions: Depth 0.8m, Height 2.5m, Width 2.5m. The distance to the nearest neighbours boundary will be 7.8m.

Items 7 and 8

7.New Deck at Rear of House

8. New Pergola

The new deck will cover an area of 52 sqm. This area is currently laid to concrete slabs and so the addition of the deck over this will not change the original permeability of the area. The deck will have a gradient to facilitate rainwater run off to the concrete slabs. There will be a gutter along the rear edge to collect any rain that falls in this area to keep the fabric of the building dry.

Immediately in front of the deck the existing concrete will be removed and replaced with permeable beach pebbles to reduce water running to the main drains.

The New Pergola above the deck is an open structure offering only shade from sunlight and will have no impact on rainwater management.

Items 9 and 10

9. New Greenhouse

10. New Garden Sheds

The new greenhouse will be sited in the corner of the garden away from the house and will have integral gutters and downpipes that will flow into water-butts for the recycling and reuse of rainwater in periods of drought. The base of the greenhouse will be concrete but will replace an existing concrete slab. There will be no increase in the area of impermeable concrete.

Similarly with the new garden sheds, they will be sited on existing concrete slabs and so there will be no increase in the area of impermeable concrete.

Item 11

11. New Circular Sunken Seating Area.

This proposed seating area has a radius of 1.5m and is sited 0.6m below ground. This area could be susceptible to collecting rain water. To mitigate this the floor will have a gradient towards a central drain and gully. Water will be ducted away via a 160mm bore underground drain pipe towards the end of the garden and the sea-wall where it can flow away harmlessly. It will only carry clean rain water away from this area.

Item 12

12. Slatted Cladding to Boundary Wall/Fences

This is decorative cladding only and has no impact on water management or flooding.

Item 13

13. Enlarge Existing Rectangular Sunken Seating Area.

The existing sunken seating area at the end of the garden is adjacent to the seawall. Ground level is approximately 4m above sea level and the base of the sunken seating area is approximately 3.2.m above sea level. It has not posed a flood risk in the past as far as we are aware. It is 0.8m below the level of the garden. It freely drains all along its south side onto the apron of the sea wall 1.2m below, this then slopes down to the sea-wall edge. The base of the sea-wall is approximately 2m below that.

We propose to increases its depth, front to back, by 1m. Currently 3.8m deep to 4.8m. When rebuilding the retaining wall between the garden and this sunken area we propose to use rubble and pebble filled gabions. Its height will be 10cm higher than the existing garden ground level, but filled with pebbles any water that over-tops from the sea or falls on the garden would be able to flow unhindered though the open structure of the pebbles onto the sunken area and into the sea.

Item 14

14. Overall Garden Design

While our front driveway and front garden is covered in a permeable shingle, in the past the back garden had been predominantly covered in impermeable concrete and slabs. To improve this situation in line with GPDO amendments we have had the concrete removed from half of the back garden and replaced with topsoil and beach pebbles. This not only significantly improves the permeability of that part of the garden, but aligns with our design for a beach-style garden to compliment the beach front location. Our proposal is, to remove and replace with beach pebbles a further significant proportion of the remaining concrete to the rear and side garden, unless it can be practically retained for footings for the new deck, greenhouse and shed.

This will result in approximately 70% of the original impermeable concrete being replaced to increase and ensure permeability of the site.

The rear garden already has a surface water drainage system. This will be maintained and improved as part of the garden refurbishments and redesign.

Conclusion

None of the works we propose will add to rain water flowing into the existing main drainage system in Clayton Road and will not add to any risk of flooding from rivers, water courses or the sea. We expect that with the increase in permeable surfaces in the garden less rain and flood water will end up in the sewerage system.