



FLOOD RISK ASSESSMENT

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This Householder Planning Application seeks permission for alterations and extensions to Conifer Drive, Main Road, Saltfleet, Louth, Lincolnshire, LN11 7SB.

The property is located on the northwestern side of Main Road (A1031) on the southern side of the village of Saltfleet. The dwelling is a single storey bungalow which has a previous flat roof extension to the rear.

The proposal is to build a new flat roof extension to the rear of the bungalow, replacing the previous extension. The extension will create an enlarged open plan kitchen and living area, with windows overlooking the large gardens, with rooflights providing additional natural light. The proposals also include a boot room to the side of the building and a new entrance porch to the front. The extensions will be finished in red brick whilst the original bungalow will continue to be finished in render. There will be no change to the access arrangements.

The site is in Flood Zone 3 and tidal flooding is the main potential source of flood risk. The coastline in this area is mainly protected from flooding by walls, earth embankments, natural sand dunes and salt marsh. These defences provide protection against a flood with a 0.5% (1 in 200 year) chance of occurring. Whilst these defences protect the site a residual risk that they may be breached or overtopped remains.

There will be no increase in occupancy of the dwelling as the number of bedrooms (three) will remain the same. As the proposal involves a replacement extension to a single storey bungalow it will not be feasible to include mitigation measures such as raising floor levels. However, measures to protect the occupants and the building will be carried out where possible such as raising electrical installations 1m above finished floor level.

The primary action to be taken in the event of a flood warning is evacuation. It is therefore recommended that the occupants register with the Environment Agency Flood Warning Direct System.

Given the nature of the development it is unlikely the proposal will not increase the risk of flooding elsewhere.