

Consultee Comments for Planning Application 24/00733/FUL

Application Summary

Application Number: 24/00733/FUL

Address: Porthole Barn Ham Lane Sidlesham West Sussex

Proposal: Change of use of agricultural building and adjoining land to C3 single dwellinghouse with associated parking. Replacement roof including part-increase in roof ridge height, and addition of ten conservation-style rooflights to facilitate the creation of a first floor. Part infilling of southern wing. Raising of existing floor level, and insertion/enlargement of windows to all elevations.

Case Officer: Martin Mew

Consultee Details

Name: Mr Coast Protection & Land Drainage Officer

Address: Chichester District Council, East Pallant House, 1 East Pallant Chichester, West Sussex PO19 1TY

Email: Not Available

On Behalf Of: Coastal And Drainage Engineer

Comments

Dear Martin

Thank you for consulting us on this application,

We commented on application 23/02189/PA3Q where we raised concerns regarding flood risk. This application was subsequently approved so our comments now are based on the fact the principle of a single dwelling in this location has been accepted/approved.

The site is at significant (flood zone 3) tidal flood risk, a risk that will increase with sea level rise.

The proposal is for ground FFLs to be raised to a minimum 4.72m AOD, which will be an improvement over the existing floor levels, passively reducing flood risk to the property/occupants. All sleeping accommodation will also be on the first floor. These should be a condition of any approval.

The latest FRA submitted predicts a slightly higher flood level of 4.89m AOD for the 1 in 200 year event in 2021 (lifetime of the development). The applicant may wish to consider whether there is scope to raise the FFLs further to match or exceed this level.

We have no objection to the proposal or further conditions required.

Regards

Dominic Henly