

Householder and Minor Extension Flood Risk Assessment Form



Householder and Minor Extensions – Flood Risk Assessment Form

This form should only be used for Planning Applications of the following development types:

- a) A household or non-domestic extension with a floor space of no more than 250sqm
- b) Alterations:
Works that do not increase the footprint of the original building or its occupancy rate
- c) Householder developments:
For example, proposed sheds, garages, games rooms, impermeable parking or driveways (exceeding 5sqm) and where the development is within the curtilage of an existing property. This definition excludes the creation of separate dwellings within an existing building, for example the subdivision of a house into separate flats.

A Flood Risk Assessment is required where the development site is within:

- a) Flood Zone 2
- b) Flood Zone 3a
- c) Flood Zone 3b
- d) A Critical Drainage Area
- e) Any combination of a, b, c or d (above)

Refer to the Lead Local Flood Authority Guidance Note – Householder and Minor Extensions Flood Risk, for help in completing this form.

Applicants should note that for complex developments, developments which could be at risk of flooding from multiple sources or where there is uncertainty about the nature and extent of flood risk, the Lead Local Flood Authority advises that a suitably qualified Flood Risk Consultant should be engaged to prepare a Flood Risk Assessment on the applicant's behalf.

Completing this Form

Please complete this form in BLOCK CAPITALS. Fill in all sections of the form and provide the details requested. Submit the completed form with all the supporting information along with your Planning Application submission.

Help in making a Planning Application can be found on Cornwall Councils webpage – Planning Applications, and by following this link

<https://www.cornwall.gov.uk/planning-and-building-control/planning-applications/>

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Section 1 - Applicants Details Complete Box 1 - Applicants Details

Box 1 - Applicants Details	
Applicants Name	Ms. R. Robinson
Address	12 Rosevean Road Penzance Cornwall TR18 2DY
Postcode	
Telephone number	[REDACTED]
e-mail address	[REDACTED]

Section 2 - Site Details Complete Box 2 - Site Details

Box 2 - Site Details	
Planning Reference (if known)	Planning Portal : PP-12849994
Site Address	3 Polgoon Close Tredarvah Penzance Cornwall TR18 4JZ
Postcode	

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Section 3 - Description of the Development

Complete Box 3 - Written Description of the Development Proposals. Please ensure that the description matches the details on the Planning Application Form, and also provide:

- a) A Location Plan. This should be at a scale of 1:1250 and show the site and surrounding buildings and named roads. House numbers or house names, and nearby road names should be included on the plan.
- b) A separate plan which clearly identifies the development site boundary with a red line. This should include all land necessary to carry out the proposed development. On the same plan, a blue line should be drawn around any other land owned by the applicant which is adjoining the proposed site.
- c) If you wish to include separate drawings, sketches or photographs, please refer to these in the description.

This information can be the same as that submitted with the Planning Application Form.

Box 3 - Written Description of the Development Proposals
<p>Please provide a written description of what is proposed</p> <p>Application for Loft Conversion including increased ridge height, demolition of existing rear conservatory and construction of new rear extension to be in board of the furthest extents of the existing conservatory and outside of the area identified as Flood Zone 3b.</p> <p>Surveyed existing floor area is 26.83m as topographical and building survey by Bennett Surveys ref: AB24001-1-1 and AB24001-2-1</p> <p>Modelled flood data based on Jflow Study 2007 at node 9452 approx. 1m from the site boundary for 1 in 100 and 1 in 1000 year event is 25.18m</p> <p>Please refer to the following:</p> <p>32162 - Flood Map 2024-02-29 32162 - FRA Appendix</p>

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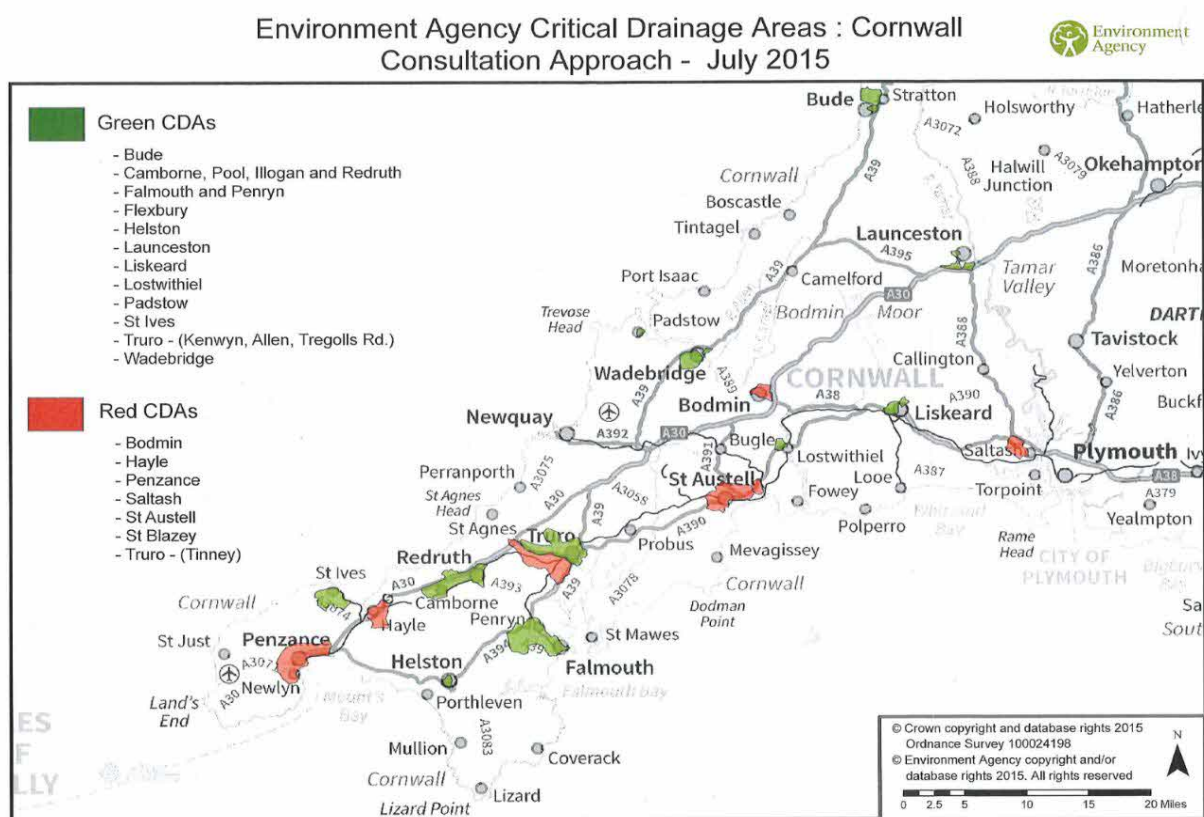


Section 4 – Flood Mapping

Provide PDF copies of the “Likelihood of flooding in the area” and “Likelihood of flooding in the area summary” from the GOV.UK website - Flood Map for Planning. This can be found by following this link: <https://flood-map-for-planning.service.gov.uk/>

Section 5 – Critical Drainage Areas

If the site could be within one of the areas highlighted red or green on the plan below, you must check to see if the site is in a Critical Drainage Area.



To find this information refer to the Lead Local Flood Authority Guidance Note – Householder and Minor Extensions Flood Risk, and Cornwall Councils Interactive Mapping by following the link below:

<https://map.cornwall.gov.uk/website/ccmap/?zoomlevel=1&xcoord=162690&ycoord=64380&wsName=ccmap&layerName=>

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Tick
applicable

Is the site within a Critical drainage Area? YES NO

If YES, go to Box - 4 and confirm which Critical Drainage Area the site is within by ticking the relevant box. If NO go to Box 5 - Flood Risk Summary.

Box 4 – Critical Drainage Area Confirmation			
	Tick		Tick
Bude	<input type="checkbox"/>	Padstow	<input type="checkbox"/>
Bodmin	<input type="checkbox"/>	Penzance	<input type="checkbox"/>
Camborne, Pool, Illogan, Redruth,	<input type="checkbox"/>	Saltash	<input type="checkbox"/>
Falmouth and Penryn	<input type="checkbox"/>	St Austell	<input type="checkbox"/>
Flexbury	<input type="checkbox"/>	St Blazey	<input type="checkbox"/>
Hayle	<input type="checkbox"/>	St Ives	<input type="checkbox"/>
Helston	<input type="checkbox"/>	Truro – Kenwyn, Allen, Tregolls Rd	<input type="checkbox"/>
Launceston	<input type="checkbox"/>	Truro – River Tinney	<input type="checkbox"/>
Liskeard	<input type="checkbox"/>	Wadebridge	<input type="checkbox"/>
Lostwithiel	<input type="checkbox"/>		



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Section 6 – Flood Risk Summary

Based on the results of the mapping, tick all applicable boxes in Box 5 – Flood Risk Summary. A Flood Risk Assessment is not needed where the whole site is in Flood Zone 1, and it is not affected by flooding from any other source.

Box 5 - Flood Risk Summary	
The site is within Flood Zone 1. Land having a less than 1 in 1,000 annual probability of river or sea flooding	<input type="checkbox"/> Yes
The site is within Flood Zone 2. Land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year	<input type="checkbox"/> Yes
The site is within Flood Zone 3a. Land assessed as having between a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year	<input type="checkbox"/> Yes
The site is within Flood Zone 3b. Functional floodplain - land where water flows or is stored in times of flood	<input type="checkbox"/> Yes
The site is located within a Critical Drainage Area an area which has critical drainage problems.	<input type="checkbox"/> Yes
Other sources of flooding including surface water runoff, groundwater, waterbodies (e.g. ponds, lakes, reservoirs) sea, sewers, drains and culverted watercourses	<input type="checkbox"/> No

Box 5a - Increased Flood Risk to Others from the Development	
<p>Could the proposed development increase flood risk to others? If YES, provide details of the potential flood risk, and how it is intended to mitigate this or provide betterment as part of the proposed development.</p> <div style="border: 1px solid black; height: 150px; width: 100%;"></div>	<input type="checkbox"/> No



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Section 7 - Flood Risk Vulnerability Classification

The flood risk vulnerability classification considers different developments and uses against their vulnerability. The impact of a flood will vary with each planning definition and vulnerability classification.

Box 6 - Flood Risk Vulnerability Classification		
Planning Definition	Vulnerability Classification	
	Household	Non-Domestic (not habitable)
Household or non-domestic extension with a floor space of no more than 250m ²	More Vulnerable	Less Vulnerable
Alterations: For example, works that do not increase the footprint of the original building or its occupancy rate	More Vulnerable	Less Vulnerable
Householder development: sheds, garages, games rooms etc within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself	More Vulnerable	Less Vulnerable

Based on the descriptions in Box 6 - Flood Risk Vulnerability Classification, tick which classification the development is in Box 6a – Site Flood Risk Vulnerability Classification.

Where the development has a mixture of uses, the higher flood risk vulnerability classification should be used.

Box 6a – Site Flood Risk Vulnerability Classification	Tick applicable
More Vulnerable	<input type="checkbox"/>
Less Vulnerable	<input type="checkbox"/>

Box 6b – Flood Risk Vulnerability and Flood Zone Compatibility confirms if the proposed development is likely to be acceptable or should not be permitted based on flood vulnerability and the proposed development use.

Developments in sites which are in Flood Zone 1 and in a Critical Drainage Area are acceptable unless there are any other forms of flood risk which could affect the site during its lifetime.

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Box 6b - Flood Risk Vulnerability and Flood Zone Compatibility		
Flood Zone	More Vulnerable	Less Vulnerable
Zone 1	✓	✓
Zone 2	Flood mitigation measures should be considered – See Box 7	✓
Zone 3a	Flood mitigation measures required – See Box 7	Flood mitigation measures required – See Box 7
Zone 3b	✗	✗

Key

- ✓ Development acceptable
- ✗ Development should not be permitted

Section 8 – Flood Mitigation

Where flood mitigation is required, choose Option A or B in Box 7 – Flood Mitigation Options

Box 7 – Flood Mitigation Options	
Flood Mitigation - Option A	Choose A or B
Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the development is incorporated where appropriate. Complete Box 7a - Option A – Mitigation Measures	<input checked="" type="checkbox"/>
Provide detailed information of any flood proofing/resilience and resistance techniques.	
Flood Mitigation - Option B	
Floor levels within the development will be set to a minimum of 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. Complete Box 7a - Option B – Raised Floor Levels	<input type="checkbox"/>
This must be demonstrated by a plan that shows the finished floor levels relative to the known or modelled flood level. All levels must be stated in relation to ordinance datum	

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Tick and complete all applicable sections of Box 7a - Option A – Mitigation Measures and Option B – Raised Floor Levels.

Box 7a - Option A – Mitigation Measures	Tick options used
Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development will be incorporated where appropriate.	<input type="checkbox"/>
Flood boards or similar to prevent flood water entering the building	<input type="checkbox"/>
Raised electrical sockets at least 400mm above the finished floor level	<input type="checkbox"/>
Raise electrical appliances as necessary	<input type="checkbox"/>
Use of flood resilient materials and techniques	<input type="checkbox"/>
An evacuation plan and Flood Warnings	<input type="checkbox"/>
<p>Other - summarise below</p> <p>It is recommended that residents of 3 Polgoon Close register for Environment Agency Flood Warning Service to obtain advanced notice of potential flooding in order to implement safety procedures.</p> <p>Should evacuation be necessary a suitable escape route to a place of safety (Flood Zone 1) can be achieved by existing the front of the property, turning right on to Polgoon Close and continuing towards the junction of Polgoon Close and Tredarvah Road approx.20m from the site.</p> <p>FFL 26.83m and modelled flood data as discussed previously is 25.18m, therefore the existing FFL is 1.65m higher than predicted flood level.</p>	
Box 7a - Option B – Raised Floor Levels	
Floor levels within the development will be set to a minimum of 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea floods (0.5%) in any year	<input type="checkbox"/>
<p>Supporting evidence required (submitted with your application)</p> <p>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</p>	

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Check List

Please ensure that you have completed the form and provided the following information to support your planning application

			Tick
Section 1	Applicants Details	Complete Box 1	<input type="checkbox"/>
Section 2	Site Details	Complete Box 2	<input type="checkbox"/>
Section 3	Description of the Development	Complete Box 3 and provide a plan showing the development boundary (marked with a red line) and ownership boundary (marked with a blue line) and provide additional sketches, photographs etc	<input type="checkbox"/>
Section 4	Flood Mapping	Provide a copy of the Flood Map for Planning	<input type="checkbox"/>
Section 5	Critical Drainage Area	Check if the site is within a Critical Drainage Area. Provide a copy of the Cornwall Council Interactive Mapping and Complete Box – 4 (as necessary)	<input type="checkbox"/>
Section 6	Flood Risk Summary	Complete Box -5 and 5a	<input type="checkbox"/>
Section 7	Flood Risk Vulnerability	Complete Box - 6a	<input type="checkbox"/>
Section 8	Flood Mitigation	Complete Box -7 and 7a (as necessary)	<input type="checkbox"/>

Declaration

I declare that the information provided is factually correct.

Name	Coach Haus Architecture Limited
Signature	CHA
Date	01.03.2024

Cornwall Councils – Planning Privacy Notice

Details of Cornwall Councils – Planning Privacy Notice can be found by following the link:

[Planning privacy notice - Cornwall Council](#)