

Mill Lodge, 5 Mill Lane, Langstone, Havant, PO9 1RX

Site and surroundings

Comprises a part single, part two-storey L-shaped dwelling located on the south side of Mill Lane not far from the Langstone Road junction. The redundant Hayling Billy Railway Line is located to the east of the dwelling.



The use

Comprises a four bedroom dwelling with two existing bedrooms at ground floor level.

Proposal

To extend the southern wing of the dwelling to provide additional accommodation primarily in the form of an annexe for the applicants' elderly relatives. The existing pool house would be removed. It should be noted that this is a householder planning application that merely seeks to enlarge this single family dwelling. The annexe would be an integral part of the dwelling and would be restricted by a planning condition to remain as ancillary accommodation.

Flood risk zone and levels

The property is located within Flood Zone 3 and is therefore at some risk of flooding. The ground floor of the application property appears to be approximately 3.5 metres AOD.

The proposed development would retain the current flood risk vulnerability classification - Table 2, National Planning Policy Framework (NPPF) Technical Guidance.

Planning policy

The application proposals are defined as “minor development” where the *sequential test* does not apply. Mitigation through design and layout of development in respect of risk to people and damage to property in the event of flooding should be considered. Furthermore, effective emergency response plans should be put in place.

Chapter 14 of the NPPF also provides guidance in respect of development and flood risk.

Assessment of risk

The development proposes an additional bedroom at ground floor level, however, there is a safe refuge at first floor level via an additional proposed staircase.

As the detailed design develops it would take into consideration the incorporation of flood resilience and resistance measures in respect of the design and construction with reference to the government publication - *Improving the Flood Performance of New Buildings: flood resilient construction*.

Detailed thought would be given to the flood resistance characteristics of building materials with the emphasis on considering the water penetration, drying ability and retention of pre-flood dimensions and integrity of materials. The design of the kitchen would be particularly important as ovens, fridges, freezers and other electrical appliances may be installed on raised plinths.

A carefully thought out design considering all the above flood resistance and resilience measures should pay large dividends in the future should flooding ever occur.

Prior to the occupation of the building it is recommended that discussions take place with the Environment Agency to assist in respect of the preparation of a Flood Evacuation Plan which should be drawn up and posted in the dwelling so as to be clearly visible to all occupiers, should an extreme flood event ever occur in the future.

Property owners in areas subject to flood risk are recommended to register with the Environment Agency for early flood alerts. The small risk of flooding in the adjacent streets and consequent impact on the emergency services should not be a reason for resisting this modest proposal. The Environment Agency's flood warning system would provide advance notice of any impending flood to allow safe evacuation.

Conclusions

Given that the *sequential test* is not considered reasonable and therefore relevant to this proposal the *exception test* should apply.

In respect of the *exception test* the proposed development is considerable sustainable.

The proposals would, it is considered represent a potentially safe development, subject to safeguarding measures would comply with local and national planning guidance relating to flood protection.