

Havant Borough Council
Development Control
Civic Offices Civic Centre Road
Havant
Hampshire
PO9 2AX

Our ref: HA/2013/114867/01-L01
Your ref: APP/13/00945
Date: 18 October 2013

Dear Sir/Madam

REAR EXTENSION FOLLOWING DEMOLITION OF EXISTING SUN ROOMS; REAR TERRACES AT FIRST FLOOR LEVEL AND ALTERATIONS TO FIRST FLOOR WINDOWS AND DOORS; FIRST FLOOR WEATHERBOARD CLADDING.

3, 4 & 5 MARINA CLOSE, EMSWORTH, PO10 7BG

Thank you for consulting the Environment Agency on the above application, which was received on 7 October 2013.

Environment Agency Position

This application falls within the our Flood Risk Standing Advice (FRSA). Please refer to our FRSA at the following link:

http://www.environment-agency.gov.uk/static/documents/Research/FRSA_LPA.pdf

Advice to the Local Planning Authority / Applicant

The proposed development is within Flood Zone 3. We note that as part of the application it is proposed to change the internal room layout of one of the properties. This will place bedrooms on the ground floor in the Flood Zone.

The application includes no assessment of flood risk to the property. In particular finished floor levels have not been provided and there is no mention of the likely flood depths to the property or potential measures to mitigate flood risk in the application.

Predicted 2115 tide levels for the area are 4.4mAOD. We estimate current ground levels to be around 3.2m AOD. This would result in flood depths to the properties of approximately 1.2m over the lifetime of the development. The Local Planning Authority should consider if this risk is acceptable prior to granting any planning permission.

Flood Defence Consent

Environment Agency
Romsey Depot Canal Walk, Romsey, Hampshire, SO51 8DU.
Customer services line: 03708 506 506
www.environment-agency.gov.uk
Cont/d..

Please be aware that the proposed development is adjacent to the watercourse 'Emsworth Channel' which is a designated main river.

Under the terms of the Water Resources Act 1991, and the southern region land drainage and sea defence byelaws, prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8m of designated main river.

Such works may include construction of property and garden buildings adjacent to the river bank, or bridges and decking across the river.

If you have any queries regarding the information set out above, please contact me on the details below.

Yours faithfully

Miss Verity Giles
Planning Advisor, Environment Agency

Direct dial 01794834590

Direct e-mail PlanningSSD@environment-agency.gov.uk