In this instance raising the floor level is not possible but the proposed floor level will be set as existing. In the construction, flood proofing can be introduced where appropriate and the use of materials internally that are able to withstand the effects of flooding will be specified together with locating services, meters, electrical sockets etc. at a higher level.

The Environment Agency recommends an adaptive approach to flood defence measures that in this instance, could be considered and added at a later date when future tide levels are more certain.

These would include a brick built boundary wall of a suitable height and a flood barrier at the entrance to withstand floodwater, flood barriers at door openings and airbricks and non-return valves to drains.

In extreme circumstances if the predictions are correct and defences not improved this area would be inundated and it would not be possible for residents to remain in this house, extension or not. Unlike the previous application, which was approved, this application includes for rooms to be constructed in a new raised roof. In the event of a potential flood, furniture from the ground floor could be safely stored at first floor level for the duration of the problem.

In conclusion this proposal simply extends a single-family home in an area, which is at present whilst known to have flooded in the past is considered by the Environment Agency of Low Risk of flooding i.e. 1:200 annual probability of extreme high tides. Predictions of future flooding are estimates of future trends not indisputable facts and except in the most extreme forecast, measures outlined above can be adopted that mitigate the effects of flooding.

D&BA
10th October 2011