

13 Bridgefoot Path
Emsworth





Photos

Photos



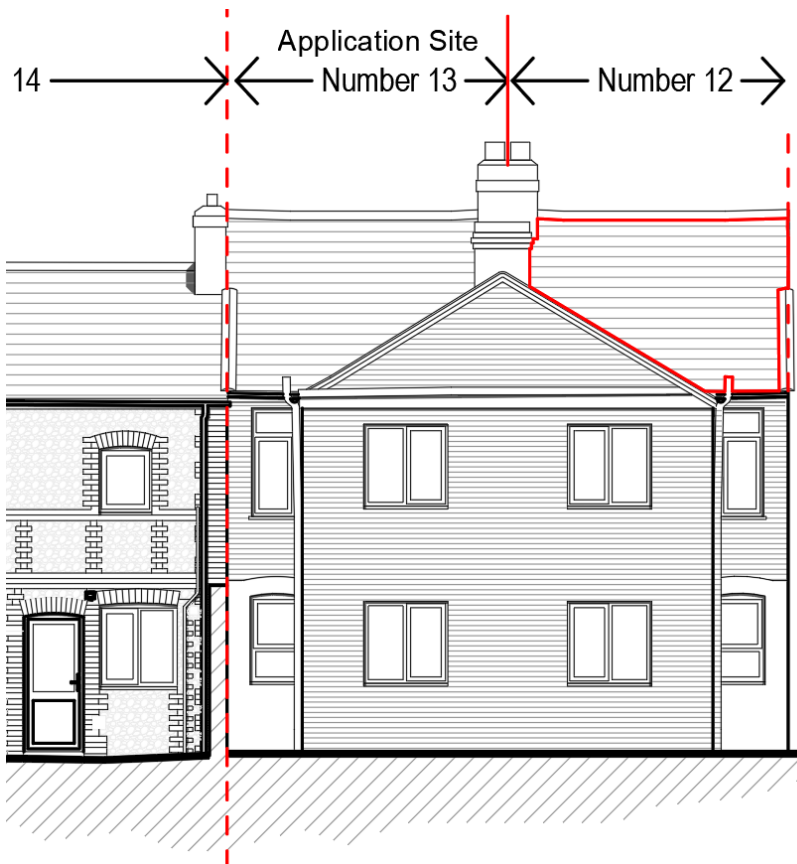
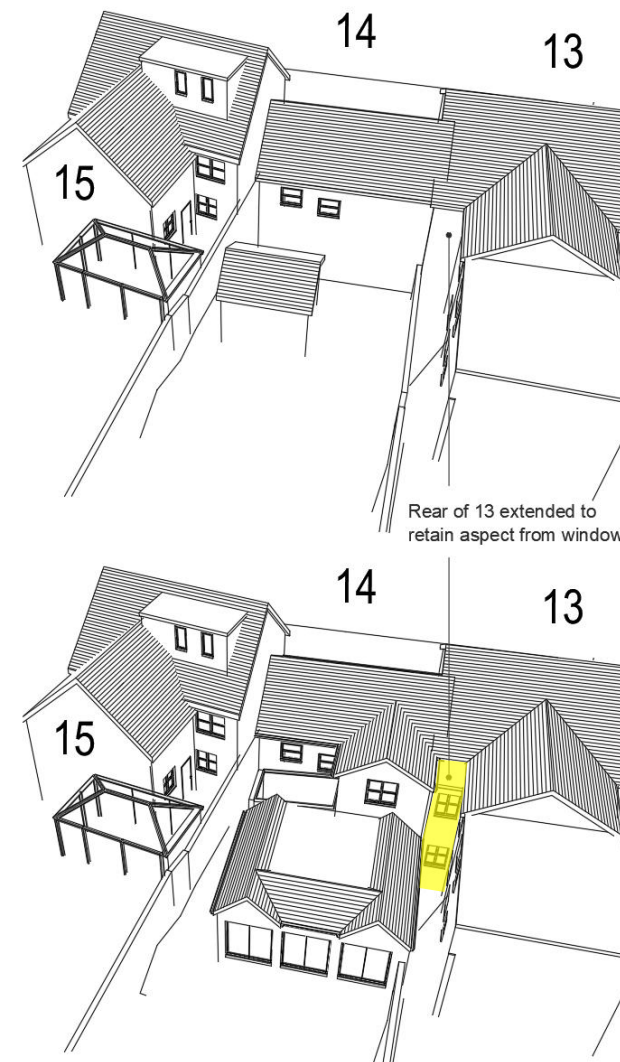
Background to Application

This application seeks to extend the rear of 13 Bridgefoot Path to the rear. This will allow the client who owns 14 Bridgefoot Path to extend that property out to the rear as well. This would mean both properties have better internal accommodation and preserve amenity for each other.

12 & 13 Bridgefoot had a large extension built to the rear in mid to late 20th century. This overwhelms the rear of the properties and as such this extension will be negligible.

Site Context: 13 Bridgefoot Path is situated within a conservation area. Both 12 and 13 Bridgefoot Path have substantial two-storey flat roof extensions at the rear.

Neighbouring Properties: The design ensures no overlooking or overshadowing of neighbouring properties.



13 Bridgefoot

FLOOD RISK STATEMENT

The following statement has been prepared using information from:
<https://flood-map-for-planning.service.gov.uk/>
<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

1.0 Flood Zones

Figure 1: Environmental Agency Flood Risk Assessment – Map

14 Bridgefoot is located within Flood Zone 3 at the front of the site – but where the proposals are located it is flood zone 2, an area with a medium probability of flooding.

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. Figure 1 shows the extent of flood risk and is to read in conjunction with the table below.

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

2.0 Analysis and Mitigation of Flood Risk

It is considered that the proposal does not increase the risk of flooding and for the following reasons:

- No change is proposed to the existing levels of the dwelling.
- The ground floor level of the proposed habitable extensions are to match the existing ground floor level and are therefore not at any greater risk of flooding.

3.0 Mitigation of Existing Flood Risk

The proposals have been designed to mitigate any existing flood risks by:

- All wall mounted electrical fittings throughout the ground floor will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Durable hard floor finishes throughout the ground floor would not need replacing in the event of a flood.
- Any new drains will be fitted with one-way valves to ensure water cannot back up into the property.

To ensure there is no increased risk in safety to those using the building;

- all sleeping accommodation remains located at first floor level to ensure there is no increased flood risk to occupants at night when asleep.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as ‘clear’ on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

