

HOUSEHOLDER FLOOD RISK STATEMENT

Proposed Front and Rear Dormer Extensions 348 Sea Front, Hayling Island, PO11 0BA

Description of Development

The proposal seeks planning permission for the construction of a front dormer extension incorporating a balcony and a rear dormer extension to an existing dwellinghouse.

Existing Use

The property is an existing single residential dwelling forming part of Seaview Terrace within the Coastguards Conservation Area.

The building currently provides accommodation across three storeys, with the upper floor already forming established habitable accommodation. The proposal does not involve the creation of a new dwelling, nor does it involve the conversion of a previously unused loft space.

Flood Risk Vulnerability

The existing and proposed use of the site remains residential (Use Class C3). The proposal does not introduce a more vulnerable use and does not increase the number of residential units on the site.

Nature of Development

The proposed works are limited to alterations at roof level and comprise the construction of front and rear dormers within the existing roof structure.

No extension at ground level is proposed and there will be no increase in the building footprint.

Impact on Flood Risk

The proposed development will not increase flood risk on the site or elsewhere for the following reasons:

- No increase in the building footprint is proposed.
- No floodplain storage will be lost.
- No land raising is proposed.
- No additional impermeable surfacing is proposed.
- Existing surface water drainage arrangements will remain unchanged.
- The proposal does not intensify the residential use of the property through the creation of additional dwellings.

Surface Water Drainage

The proposed dormers will be constructed within the existing roof structure and will drain via the existing roof drainage system and rainwater goods serving the dwelling.

The development does not create any additional hardstanding and will not materially alter existing surface water runoff rates.

Flood Resilience and Safety

The proposal relates solely to alterations to the roof of an existing dwelling and does not affect existing means of access or egress.

The development does not increase flood risk to occupants and does not compromise existing flood resilience measures associated with the dwelling.

THORNS - YOUNG LTD Trading as THORNS - YOUNG ARCHITECTURAL
Directors: Chris Curnow. Brian Thorns MCIOB. Rebecca Nash ACIAT.
Company Registration No: 4152724 VAT Registered No.: 737 111553
Email: info@thornsyong.co.uk Website: www.thornsyong.co.uk

Conclusion

The proposal comprises minor roof alterations to an existing dwellinghouse and does not result in an increase in the building footprint, the creation of additional residential units or any increase in impermeable area.

The development will not increase flood risk on-site or elsewhere and is therefore considered acceptable in flood risk terms. The proposal complies with the objectives of the National Planning Policy Framework and local planning policies relating to flood risk and sustainable development.

THORNS - YOUNG LTD Trading as THORNS - YOUNG ARCHITECTURAL
Directors: Chris Curnow. Brian Thorns MCIOB. Rebecca Nash ACIAT.
Company Registration No: 4152724 VAT Registered No.: 737 1115 53
Email: info@thornsyounghouse.co.uk Website: www.thornsyounghouse.co.uk