

FLOOD RISK ASSESSMENT

Proposed Two-Storey Side Extension and Single-Storey Rear Extension 42C Stakes Road, Waterlooville, PO7 5NA

Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a Householder Planning Application for the erection of a two-storey side extension and single-storey rear extension at 42C Stakes Road, Waterlooville.

The proposal comprises:

- Demolition of the existing attached garage;
- Construction of a two-storey side extension;
- Demolition of the existing conservatory;
- Construction of a full-width single-storey rear extension.

The application site is partially located within Flood Zone 2 as identified by the Environment Agency Flood Map for Planning.

This assessment has been prepared in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG) and local planning policy requirements.

Site Description

The application site comprises an existing detached residential dwelling and its associated residential curtilage.

The site is currently occupied by:

- Existing dwellinghouse;
- Attached garage;
- Conservatory;
- Hardstanding and driveway areas;
- Private rear garden.

The proposal relates solely to the extension and improvement of the existing residential property.

No change of use is proposed.

Flood Risk Vulnerability Classification

In accordance with the Planning Practice Guidance, dwellinghouses are classified as "More Vulnerable" development.

The proposal does not introduce a new dwelling.

The proposal is an extension to an existing residential property and therefore represents a continuation of the existing lawful residential use.

Sources of Flood Risk

Fluvial Flooding

The Environment Agency Flood Map identifies part of the application site as being located within Flood Zone 2.

Flood Zone 2 is defined as land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding.

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The existing dwelling already occupies the site and the proposal does not introduce a more vulnerable use.

Surface Water Flooding

The proposal replaces existing built structures and hard surfaced areas associated with the existing dwelling.

No significant increase in impermeable area is proposed.

As such, the development is not expected to materially increase surface water runoff.

Groundwater and Sewer Flooding

No evidence has been identified to indicate significant groundwater or sewer flooding constraints affecting the proposed development.

Sequential Test

Paragraph 173 of the NPPF seeks to direct development to areas at lowest risk of flooding through application of the Sequential Test.

The proposal relates to the extension of an existing dwellinghouse within its established residential curtilage.

The development cannot reasonably be located elsewhere and therefore application of the Sequential Test is not considered necessary for this householder proposal.

Impact of Development on Flood Risk

The proposal replaces an existing garage and conservatory with improved residential accommodation.

The development remains within the established residential footprint of the site and does not intensify the use of the property.

The proposal will not:

- Obstruct flood flows;
- Reduce flood storage capacity;
- Increase flood risk elsewhere;
- Introduce a more vulnerable land use.

The scale of development is modest and confined to an existing residential plot.

Consequently, the proposal is not considered to adversely affect flood risk on or off site.

Flood Resilience and Resistance Measures

As a precautionary measure, the following flood resilience principles will be incorporated where reasonably practicable:

- Electrical sockets and services positioned above likely flood levels where possible;
- Use of water-resistant materials at lower levels where appropriate;
- Easily recoverable internal finishes;

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- Continued access to upper floor accommodation during flood events.

These measures will improve the resilience of the property in the unlikely event of flooding.

Safe Access and Egress

The proposal does not alter the existing access arrangements serving the property. The dwelling currently benefits from access onto Stakes Road and this arrangement will remain unchanged.

The proposal does not create additional residential units or increase occupancy beyond that associated with a typical family dwelling.

Safe refuge would remain available at first floor level during any extreme flood event.

Conclusion

This Flood Risk Assessment has demonstrated that:

- Part of the application site lies within Flood Zone 2;
- The proposal relates solely to the extension of an existing dwellinghouse;
- No change of use is proposed;
- The development will not increase flood risk elsewhere;
- The proposal will not impede flood flows or reduce flood storage capacity;
- Appropriate flood resilience measures can be incorporated where necessary.

The proposed development is therefore considered acceptable in flood risk terms and complies with the objectives of the National Planning Policy Framework and associated Planning Practice Guidance.

Accordingly, there are no flood risk reasons why planning permission should not be granted.