

Local planning Authority: Havant Borough Council

Reference: APP/26/00432

Site Address: 10 Harbour Road, Hayling Island

Proposal: Garage conversion to an annex

Coastal Partners Comments

Thank you for consulting Coastal Partners on the above application.

The site lies in the Environment Agency's Flood Zone 1 and is therefore considered to be at low risk (less than 1 in 1000 year / <0.1% annual probability) of experiencing an extreme tidal flood event. However, the site lies close to the edge of tidal flood zones 2 and 3, and with climate change taken into account, it is expected to move to inside these zones, indicating high risk (1 in 200 year / 0.5% annual probability) of experiencing an extreme tidal flood event in the future.

The applicant has submitted a Flood Risk Assessment. This acknowledges the risk of flooding from the sea and has considered sea level rise, acknowledging that the proposed finished floor levels will lie significantly below expected future flood levels. It sets out that, as a conversion scheme, it is not possible to raise finished floor levels above expected flood levels. That being the case, the FRA then goes on to confirm that a) the annex will remain connected to the main dwelling and occupiers will therefore have access to safe refuge at the upper floors and b) resistance and resilience measures will be incorporated as part of the conversion works.

According to the plans provided, it does not appear that the number of bedrooms at ground floor is to increase as a result of the proposal, and as an annex, it is assumed that it will be used in ancillary use to the main dwellings. As such, the proposal does not appear to represent and increase in flood risk over the existing.

Based on the above, Coastal Partners do not object to this proposal. However, we do recommend that the resistance and resilience measures are secured by condition, and that the occupiers of the dwelling and the annex sign up the Environment's flood warning service: [Get flood warnings by text, phone or email - GOV.UK](#).

End Note:

Coastal Partners makes comments only in relation to tidal flood and erosion risk, and it is for the LPA to consider all other forms of flood risk as required by the NPPF and PPG, taking advice from any relevant consultees. Equally, it is for the LPA to satisfy themselves that any NPPF / PPG / local policy requirements for passing the sequential and exception tests have been met for all forms of flooding, including for tidal risk.



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