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FLOOD RISK ASSESSMENT

Proposed Single Storey Rear Extension
30 Burnside, Waterlooville, PO7 7QG

Introduction

This Flood Risk Assessment (FRA) has been prepared to accompany a planning application for a proposed single-storey rear extension at 30 Burnside, Waterlooville.
The report has been prepared in accordance with:

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance – Flood Risk and Coastal Change
- Havant Borough Council Validation Requirements

The purpose of this report is to demonstrate that the proposed development will remain safe throughout its lifetime without increasing flood risk elsewhere.

Site Description

The application site comprises an existing semi-detached dwelling within an established residential area.

The proposal consists of a modest single-storey rear extension within the existing residential curtilage.

The development does not introduce any additional residential units and represents a minor extension to an existing dwelling.

Existing Flood Risk

The Havant Borough Council flood mapping indicates that the site lies outside Flood Zones 2 and 3, with no identified fluvial flood risk affecting the proposed extension.

The mapping identifies an area of surface water flood risk (NaFRA2) affecting part of the site and neighbouring properties, which is characteristic of urban residential areas during intense rainfall events. No Future Tidal Flood Zones or Future Fluvial Risk Modelled Extents are shown affecting the site.

Assessment of the Proposed Development

The proposed extension is modest in scale and remains within the existing residential curtilage.
The development will not:

- increase the vulnerability of the site;
- obstruct overland flow routes;
- materially reduce flood storage;
- increase flood risk to neighbouring land.

As the proposal is a householder extension, the Sequential Test is not required in accordance with national planning guidance.

Surface Water Flood Risk

The principal flood risk at the site is from surface water during extreme rainfall events.

The proposal has been designed so that flood resilience measures can be incorporated

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without increasing runoff from the site.

The extension replaces part of the existing garden area but does not significantly alter drainage characteristics.

Mitigation Measures
The following flood resilience measures will be incorporated into the development:

- The new floor construction will incorporate a damp proof membrane (DPM) tied into the existing construction, maintaining continuity with the existing damp proof course (DPC), positioned a minimum of 150mm above adjacent external ground level.
- The finished floor level of the proposed extension will be set no lower than the existing dwelling, ensuring the proposal does not increase flood vulnerability.
- Electrical installations will be designed to minimise flood damage, with sockets and services:
    - fed from above where practicable; and
    - installed a minimum of 500mm above finished floor level.
- Flood-resistant and resilient construction materials will be incorporated where appropriate to reduce damage and facilitate recovery following any flooding event.
- Existing drainage arrangements will be retained, and rainwater goods will discharge to the existing drainage system. The proposal will not increase surface water runoff beyond the existing situation.

Climate Change
The development has been designed having regard to the potential effects of climate change.

Given the modest scale of the proposal and the incorporation of flood resilience measures, the extension is considered capable of remaining safe throughout its anticipated lifetime.

Conclusion
The proposed single-storey rear extension represents a minor form of development that will not increase flood risk elsewhere.

The site is located outside Flood Zones 2 and 3, with the principal identified risk relating to surface water flooding. Appropriate flood resilience measures have been incorporated into the design to reduce potential impacts.

It is therefore considered that the proposal complies with the requirements of the National Planning Policy Framework and Havant Borough Council's flood risk policies and should be acceptable in flood risk terms.