

Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007) (attached)	YES
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are opposed to these developments.

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¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..

Moorhouse, Church Lane, Wendlebury, OX25 2PN.

Extensions & alterations to existing house, including alterations to the external appearance.

FLOOD RISK ASSESSMENT.

The existing house is a single storey detached house, with part of the site within Flood Zones 2 & 3 of a flood-risk area.

Part of the proposals are two single storey side & rear extensions, one of which (to the rear and to the side of the existing house) lies within Flood Zones 2 & 3.

The additional footprint created by both extensions will be a total of 26.5 square metres & the one lying within Flood Zones 2 & 3 will be 18.8 square metres.

Guidance issued by the Environment Agency for Local Authorities applicable to domestic extensions where the additional footprint created by the development does not exceed 250 square metres asks applicants to choose a flood mitigation measure.

In this instance, the flood mitigation measure chosen is that the floor levels within the proposed extensions will be set no lower than the floor level of the existing house and that flood proofing of the proposed development will be incorporated where appropriate.

The flood proofing/resilience techniques that will be incorporated in the proposed extensions will be in accordance with those described in 'Improving the flood performance of new buildings' published by Communities & Local Government (2007).

The strategy adopted to achieve flood resistance will be that of a water exclusion strategy, where emphasis is placed on minimizing water entry whilst maintaining structural integrity and on using materials and construction techniques to facilitate drying and cleaning. This strategy is favoured when low water depths are involved (not more than 300 mm).

The following elements of construction are therefore proposed to be used to achieve the appropriate flood resistance:-

(1) Building materials.

External walls below ground level & up to 300 mm above finished floor level to be constructed in Class A engineering bricks.

Mortar for construction of walls to be 1:3 (cement:sand) mix below DPC level & 1:6 (cement:sand) mix above DPC level.

Foundations & ground bearing floor to be constructed in concrete.

(2) Foundations.

Trench fill concrete foundations, 600 mm wide, to be used, with the bottom of the foundations a minimum of 1000 mm below ground level.

(3) External walls.

External walls above the top of the trench fill foundations are to be constructed in Class A engineering bricks, comprised of a 102.5 mm outer leaf of brickwork, 125 mm cavity and 102.5 mm inner leaf of brickwork.

(4) Ground floor.

A ground bearing concrete slab, min. 150 mm thick is to be used. The concrete slab is to have a 1200 gauge DPM under on 25 mm sand blinding on min. of 150 mm consolidated hardcore. Flooring insulation is to be laid on top of the concrete slab, finished with a 65 mm sand:cement screed.

(5) External doors & windows.

A new external front entrance door is proposed on the west side of the existing house (not within a flood zone) & it is proposed to provide this with a level entrance threshold in accordance with current Building Regulations. A new side entrance door is proposed on the east side of the side extension which is not within a flood zone and this door will have the normal drop of 150 mm from finished floor level to outside ground level.

Although all windows are proposed to be timber windows, only 3 no. 600 mm wide windows on the west side will have cills at DPC level & these will have frames securely fitted & sealed to the surrounding openings.

(6) Fittings.

Kitchen fittings will be located in the kitchen/dining area situated in the proposed extension which is not within a flood zone.

(7) Services.

All electrical socket outlets are to be located above flood level, together with ring mains circuits. Heating services – the gas-fired boiler is to be installed within the loft space & all heating is to be provided by water-borne radiators