

# **FLOOD RISK ASSESSMENT**

**House Holders Planning Application For  
Garage Conversion with First Floor Over Extension**

**At**

**5 Crafton Lane,  
Boston, Lincolnshire, PE21 7TZ**

**For**

**Mr. & Mrs. Pycock  
5 Crafton Lane,  
Boston, Lincolnshire, PE21 7TZ**

Project Reference: LPC-280

July 2021

Rev - A



**LPC Architectural Design**

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## **1 INTRODUCTION**

- 1.1 This flood risk assessment has been prepared on behalf of the applicants and seeks to support a house holder planning application for Lobby Entrance and Single Storey Extensions at 5 Crafton Lane, Boston, Lincolnshire, PE21 7TZ
- 1.2 The application site is located within the town of Boston, Lincolnshire and has its access via a shared access road from Crafton Lane, an adopted Highway. The existing domestic dwelling and associated ground (outlined red on the location and site plans) is of approximately 0.07 Acres (297m<sup>2</sup>).

## **2 PROPOSALS**

- 2.1 Conversion of existing attached garage, extension to rear to create larger utility, with first floor extension over to accommodate additional bedroom and creation of larger third bedroom
- 2.2 See scheme drawings submitted as part of this application for further details and materials.

## **3 FLOOD RISK ASSESSMENT**

- 3.1 The site is shown in the Environmental Agency Flood Maps as being in Flood Zone 3 an area with a high probability of flooding. See Flood Map attached with this report
- 3.2 The proposals are class as a "minor extension to a household or non-domestic extension with a floor space of no more than 250 square metres" as such the information used to carry out this Flood risk Assessment has been taken from the Environmental Agency's basic Flood Risk Assessment Map this states the following

### **Flood risk from rivers or the sea**

***High risk** means that each year this area has a chance of flooding of greater than 3.3%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.*

### **Flood risk from surface water**

***Low risk** means that each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.*

## **4.0 FLOOD PROTECTION / CONCLUSION**

- 4.1 The Environment Agency advice for the type of development is to "*make sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If they are not, ask your local planning authority if you also need to consider extra flood resistance and resilience measures*".  
  
The proposal ground floor extension will have a floor level no lower than the existing floor level of the original dwelling set at approximately 100/150mm above the surrounding external ground levels.
- 4.2 There are no local site-specific risks that would adversely affect the flood risk categorisation of the site. Similarly, there are considered to be no increased risk of offsite flooding risks as a result of the development.
- 4.3 As this site is in an area that is capable of receiving flood warnings from the Environment Agency Flood Line Warning Direct system. It is recommended that the individual Property Owner contact the Environment Agency's Flood line on 0845 988 1188 to register the property to receive an advanced warning of flooding by telephone, mobile, fax, SMS text, email, or pager. The Environment Agency aim to issue a 'severe flood warning' approximately 2 hours before existing defences are overtopped. The site should be evacuated immediately if a severe flood warning is given or if instructed to do so by the emergency authorities
- 4.4 Surface Water from the developed will be piped into existing main drainage system or existing/new soakaway suitable for the water run off levels with the garden of the property as shown on the scheme drawings submitted as part of this application.

**See scheme drawings and information submitted along with this statement as part of the planning application for further details.**

**References** - Environmental Agency online flood maps.

# Flood map for planning

Your reference  
**LPC-280**

Location (easting/northing)  
**530642/343957**

Created  
**19 Jul 2021 15:13**

**Your selected location is in flood zone 3, an area with a high probability of flooding.**

## This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see [www.gov.uk/guidance/flood-risk-assessment-standing-advice](https://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

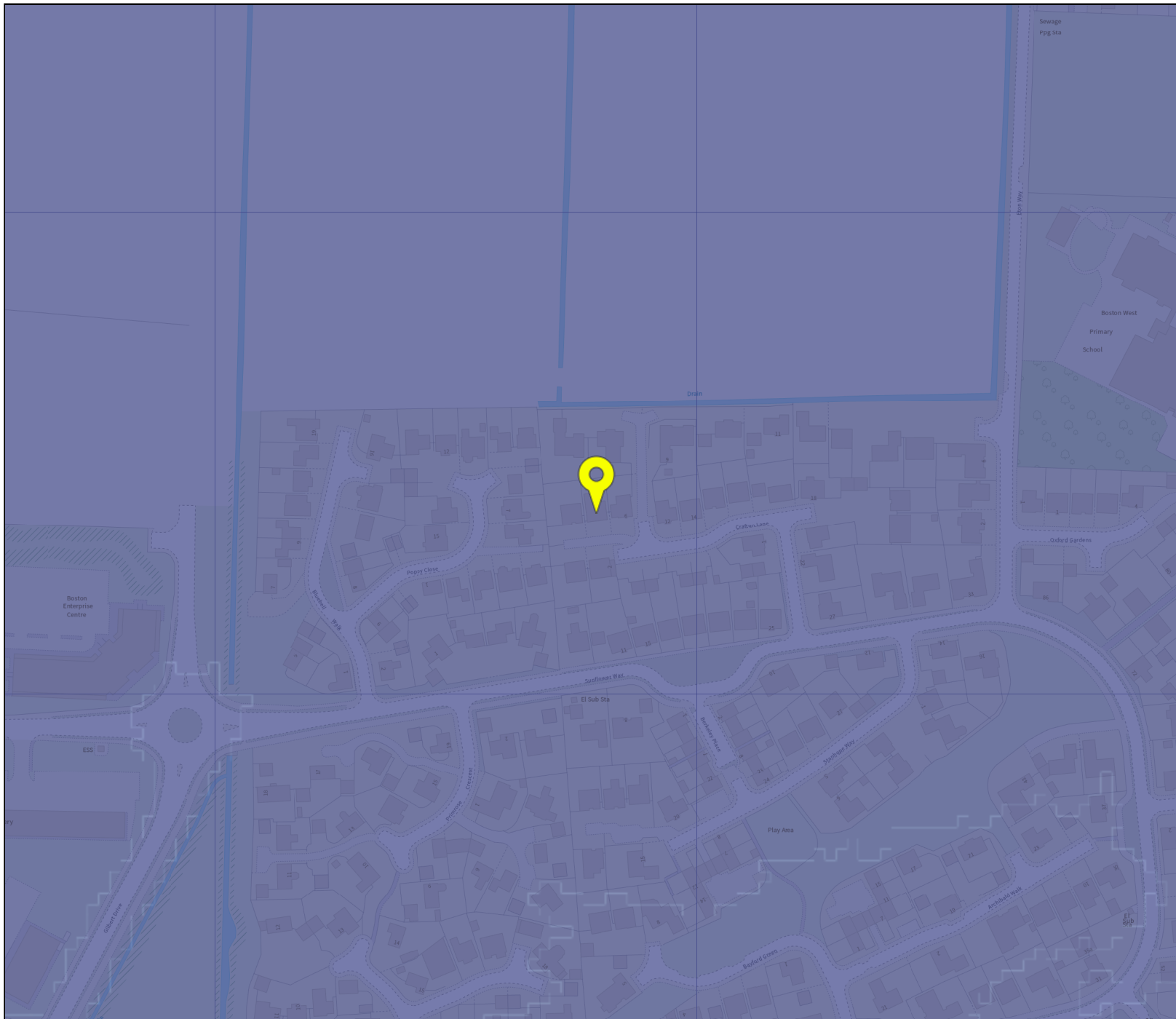
## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



## Flood map for planning

Your reference

**LPC-280**

Location (easting/northing)









**530642/343957**


Scale

**1:2500**

Created

**19 Jul 2021 15:13**

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

  
0 20 40 60m