



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Flood Risk Assessment

for

Single Storey Front Extension

at

4 Peter Paine Close, Butterwick, PE22 0HA

**Written and Prepared by Planning By Design on
Behalf of Mr Phillip Warner**

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Introduction

This flood risk assessment has been prepared on behalf of the applicants and seeks to support a householder planning application for a single storey front extension at 4 Peter Paine Close, Butterwick, PE22 0HA.

The application site is located within the settlement of Butterwick, and has its own access from Peter Paine Close. The domestic dwelling and its associated grounds (outlined red on the location and site plans) is of approximately 0.1 Acres (357m²)

The Proposal

To remove the existing porch to the front of the dwellinghouse and replace this with a larger single storey extension to host an extended kitchen and required downstairs bathroom. The additional space is required due to medical reasons. The single storey extension will be finished in brick work to match the existing dwellinghouse, have windows and doors of similar style as currently, and feature a monopitch roof with tiles to match those with the existing dwellinghouse. The extension will be finished flush to the side elevation, and will project only marginally further forward than the existing porch on site. No additional bedrooms are to be created as part of this proposal.

See scheme drawings submitted as part of this application for further details and materials.

Flood Risk Assessment

The site is shown in the Environment Agency Flood Maps as being in Flood Zone 3 as an area with high probability of flooding. See Flood Map attached with this report.

The proposals are classed 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 which states:

Flood risk from rivers or the sea

Low risk means that this area has a chance of flooding of between 0.1% and 1% **each year**. 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

***Very Low Risk** means that this area has a chance of flooding of less than 0.1% **each year**. 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.*

Flood Protection/Conclusion

The Environment Agency advise for this type of development to “*make sure the flood levels are either no lower than existing floor levels of 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 proposed 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.

There are no local site-specific risks that would adversely affect the flood risk categorisation of this site. Similarly, there are considered to be no increased risk of off-site flooding risks as a result of the development.

As this site is in an area that is capable of receiving flood warnings from the Environment Agency Floodline Warning Direct System, it is recommended that the individual Property Owner contact the Environment Agency’s Floodline on 0845 988 1188 to register the property to receive an advance warning of flooding by telephone, mobile, fax, SMS text, email or pager. The Environment Agency aims 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 services.

Surface water from this development will be piped into the existing main drainage system as shown on the scheme drawings submitted as part of this application.

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

Summary

As such, given the scale, and modest alterations to the building, with the floor levels being maintained at the existing level, it is considered that the proposed use should be supported, as the proposed use does not result in a significantly detrimental impact on flood risk.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
538982/344927

Created
27 Mar 2023 13:03

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

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at 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/>

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