FLOOD RISK ASSESSMENT

PROPOSED EXTENSION TO THE FRONT ELEVATION OF WINDRUSH, HIGH ROAD, ASHTON KEYNES, SN6 6NX

Prepared by

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1.0 INTRODUCTION

1.1 LPC (Trull) Ltd have been instructed to prepare and submit a planning application for a single storey extension to the front of Windrush, High Road, Ashton Keynes, a single storey dwelling that has previously been extended to its front. The proposed extension will project the existing extension a further metre forward towards the highway and will be on ground that is currently put down to concrete pathway to the front of the dwelling.

1.2 As part of the investigations prior to the submission of this application, it was apparent that the site is within Flood Zone 2, according to the GOV.UK website, Flood Map for Planning. This states that the property which is the subject of this application is in an area with a medium probability of flooding. The National Planning Policy Framework (NPPF) states that in such a zone, a Flood Risk Assessment has to be submitted, although a Householder extension falls within the definition of minor development that also includes sheds and garages within the curtilage of a dwelling and neither the sequential approach nor the exception test needs to be addressed.

1.3 Attached below is the plan from the GOV.UK website.



1.4 The GOV.UK guidance states that an assessment should provide a location plan and the one submitted with the planning application and incorporated into this assessment should suffice. It shows the river and watercourses in the locality, as well as the different flood zones.

1.5 The guidance adds that existing site levels should be shown and, in this regard, I would draw attention to the Ordnance Survey plan, which forms the site location plan, which shows that there is a benchmark at the property indicating a ground level of 83.5m AOD. As there are steps up to enter Windrush from that position, the floor level of the dwelling is closer to 83.9m AOD.

2.0 PROPOSAL

2.1 The application proposes a forward extension by a distance of 1m westwards from the extension to the dwelling that was permitted in 1991 onto a hard surface pathway. It also seeks to replace the existing porch with an extension and the total amount of additional floorspace would be 11.25m^2.

2.2 Below are photographs showing the front of existing dwelling. The side elevations showing the existing north elevation of the extension and porch as well as the south elevation showing the gable end of the bungalow and the existing extension to the left (west) demonstrate the elevated position of ground level at the front of the dwelling.







3.0 ASSESSMENT OF FLOOD RISK

3.1 The GOV.UK website refers to flood zones for planning and the probability of river and sea flooding, ignoring the presence of defences. The site is shown as being within Zone 2, which has a medium probability of flooding, between a 1 in 100 and 1 in 1,000 annual probability and in this case, as indicated by the Flood Map, the likely source of flooding would be the River Thames, which runs east to west across High Road to the south of Windrush.

Likelihood of Flooding

3.2 Fluvial modelled flood levels and flood extents regarding the River Thames, completed in 2014, for grid reference 404891/193553, showed the 1 to 1,000 model flood level of 82.96m AOD, the source of this being the Environment Agency. With the ground level at the entrance of the property being 83.5m AOD (the benchmark) and the floor level of the dwelling and the proposed extension likely to be higher, at approximately 83.9m, there is unlikely to be any flooding of the dwelling, the proposed extension or the front garden of Windrush.

3.3 With regard to historical flooding, the applicant's family have live in the property for a period of approximately 70 years and although there was historical flooding near the site in 1974 and 2007, Windrush was not flooded nor was access to the property impassable.

4.0 CONCLUSIONS

4.1 In view of the above information, the applicant considers that the proposed extension to the property will not be liable to flooding.