



FLOOD RISK ASSESSMENT

PROPOSED EXTENSION AND ALTERATIONS

27 BERKSHIRE ROAD, SALISBURY, SP2 8NY

We have assessed the Environment agency flood maps and the application site lies in Flood zone 3 and is protected by the local Flood defence. An extract of the Flood map is included at the end of this assessment. To local knowledge the house has not been flooded.

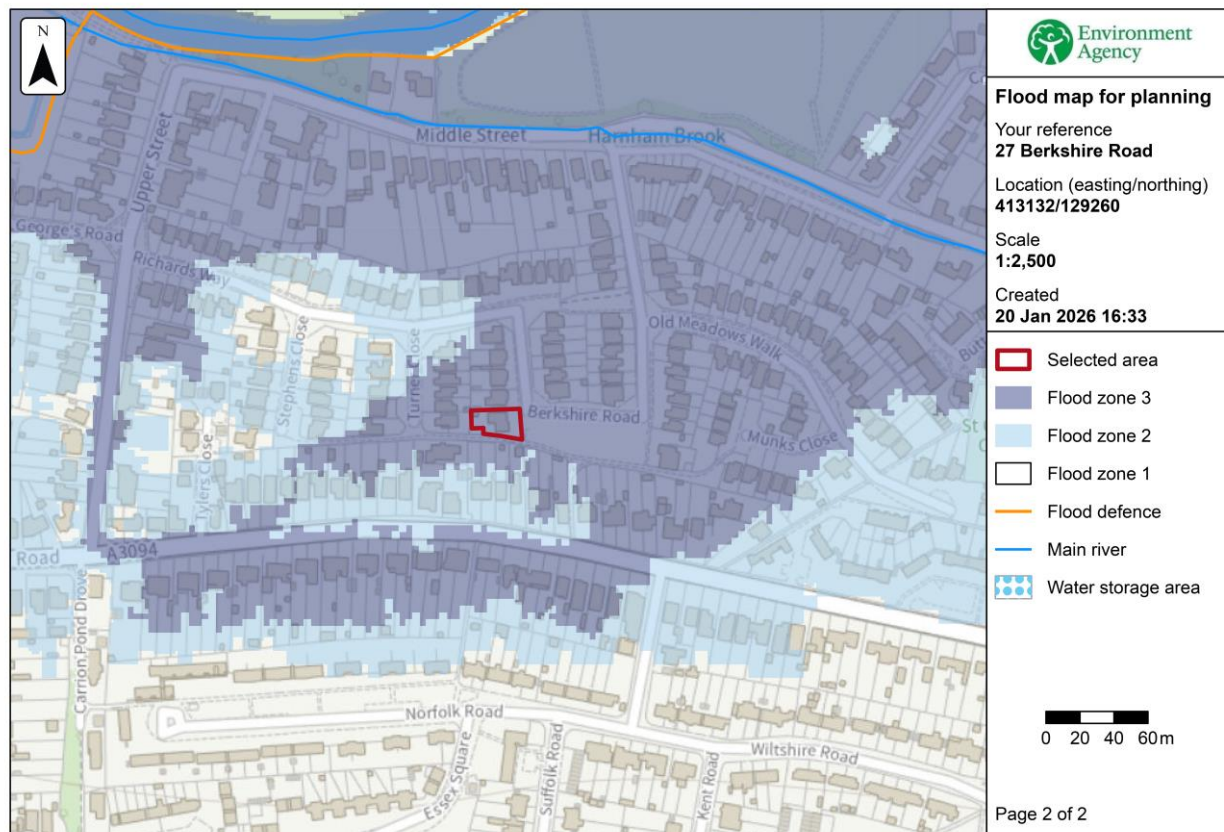
This Flood risk assessment has been prepared to support the Householder Planning application for the extension and alterations. The Proposal will involve the alterations to the existing conservatory to form a Sun Room. The proposal is to retain the existing Foundations, Low level walls and Floor. Areas of Glazing will be infilled with Cavity wall construction and a Pitched Roof will be installed as shown on the Proposed drawings 25/0455/101 and 102. The Existing Surface water drainage system will be reused and the discharge will not be increased.

The Flood risk is assessed as follows:-

- The Technical Guidance to the National Planning Policy Framework explains that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- The NPPF and Planning Practice Guidance (PPG) seek to apply a sequential approach to development in relation to flooding and requires a Sequential Test to be applied for developments in areas at risk of flooding except for householder developments, small non-residential extensions with a footprint of less than 250 sqm, and certain changes of use.
- The proposals seek permission for the erection of a single storey extension in replacement of the existing conservatory.
- Since the footprint of the extension will amount to approximately 13m², the proposed additions should be considered 'de-minimis' and will not have a material impact on flood risk.

- It is accepted that the residential use is classified 'more vulnerable' in accordance with the NPPF's flood risk vulnerability classification, however, the (C3) residential use is established and the residual risk to flooding will not change as a result.
- The development will be constructed in a flood resilient manner in accordance with the DCLG Report Improving the Flood Performance of New Buildings Flood Resilient Construction (2007) if deemed necessary by the LLFA. The applicant is willing to accept a planning condition relating to mitigation measures.
- The proposal is therefore considered to be in full accordance with the requirements of the NPPF and Planning Practice Guidance

Flood Map Extract



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