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Jason McCarthy
34 Yardely Rd,
Hedge End
SO30 0HQ

14th December 2011

Dear Mr McCarthy,

Domestic rear extension and conversion of dormer roof space to provide additional habitable space;
34 Yardely Rd, Hedge End, SO30 0HQ

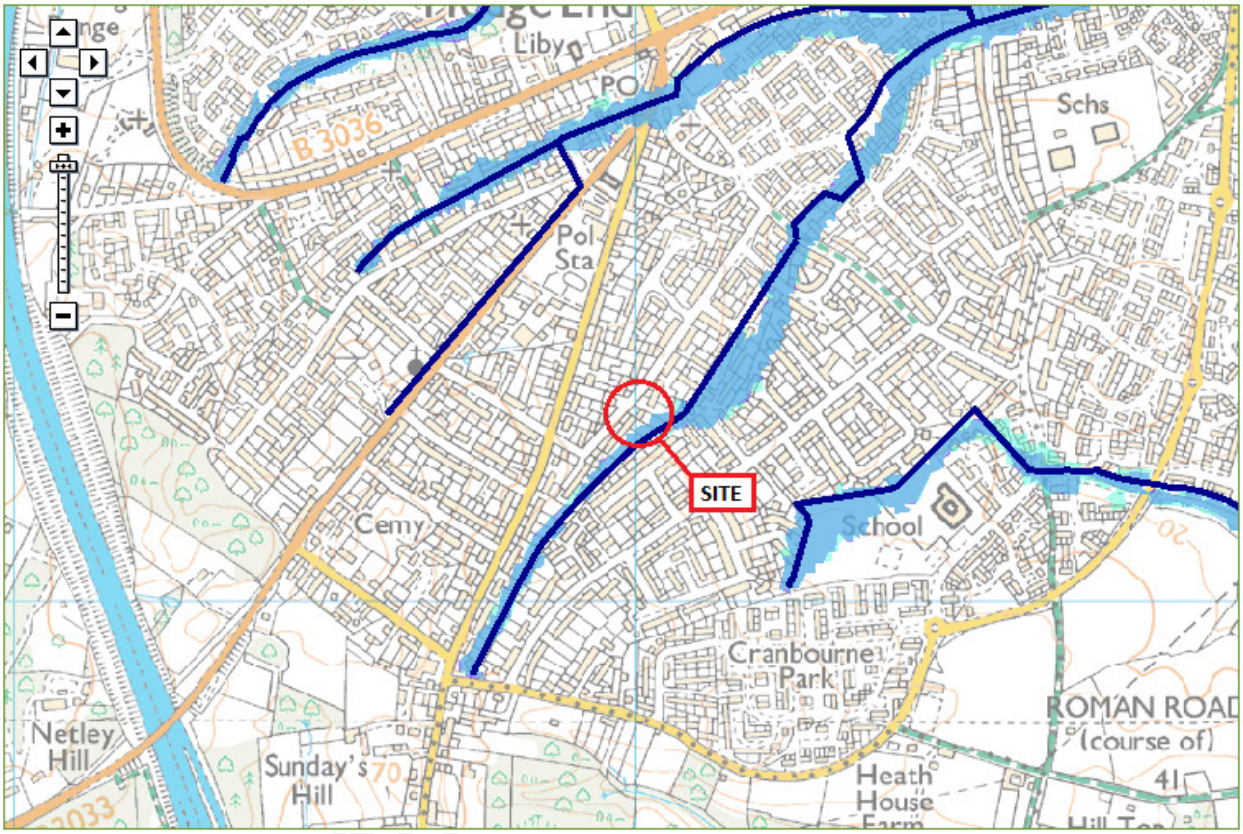
The proposed development would seek to extend the existing bungalow known as 34 Yardley Road located within the settlement of Hedge End. The existing habitable floor space is solely contained at ground floor level with two double bedrooms, separate kitchen, dining, and lounge areas, a bathroom, WC, hallway and storage space.

The proposed dwelling would extend the dwelling to the rear of the existing property with this area forming a new lounge which would occupy the site of the existing dining room area and the adjacent area of garden curtilage. The existing lounge and kitchen would be opened up to form an open plan kitchen diner area with the two bedrooms on the ground floor unaltered, and the bathroom and WC facilities amalgamated in to a single room. A roof extension would provide additional habitable space within dormer roof space comprising two bedrooms, one en-suite, with a walk in wardrobe and central landing area.

The site curtilage comprises areas of flood zone 1 and 3 associated with a land drainage channel which occupies the eastern site boundary. This watercourse subsequently flows in to Pud Brook east of the site. The site is shown by the cross sectional drawings to fall to the southeast towards the course of the land drain, and the proposed footprint for development does not appear to lie within the fluvial flood extents for this watercourse, which are shown on the Environment Agency's flood map below. The footprint area subject to

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planning consideration is considered to lie within flood zone 1 only, the low flood risk area. It is not therefore anticipated that the existing or extended dwelling would be inundated by the 1% annual exceedence probability design fluvial flood of this watercourse, or indeed by the 0.1% annual exceedence probability extreme flood event.



In accordance with footnote 7 of Planning Policy Statement 25 "*extensions with a footprint less than 250 m^2*" are classified as "*minor development*". The increase in impervious area is approximately 17m^2 and the overall increase in habitable space is approximately 81m^2. The existing and proposed Plans are attached to this document in Appendices A and B.

In accordance with paragraph D17 of Planning Policy Statement 25 *"Developers should refer to Environment Agency's Standing Advice for requirements regarding a FRA before designing their development and such extensions or alterations should be designed and constructed to conform to any flood protection already incorporated in the property being extended and should include flood resilience measures in the design"*. The Environment Agency's development control team confirmed that for a 'minor development' of this nature, they would not be directly consulted by the local authority as part of the formal planning process.

The Environment Agency's 'Householder and other minor extensions in Flood Zones 2 and 3' flood risk standing advice sheet 009 (FRSA009) states that for compliance with this guidance, *"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".*

It is anticipated that the proposed extension at ground floor level would match the existing built terrace level adjacent to the dining room of the existing property (in flood zone 1), with the extended ground floor area forming an extension of this existing habitable floor space. The first floor aspect would exceed the existing habitable floor levels by approximately 2.5m with the proposal currently having no habitable floor space in the loft of the property.

The development proposal would therefore meet the first of the two FRSA009 criteria in that the "*Floor levels within the proposed development will be set no lower than existing levels"* with the extended area lying at the level of the existing built terrace level in flood zone 1. Elevation of part of the habitable space to first floor level would reduce flood hazard to the occupants of the dwelling by providing an internally accessible area of refuge at first floor level.

The incorporation of 'flood proofing' is not deemed *"appropriate"* as the main dwelling does not have any flood resistant measures already in place, and the refurbished and extension cannot therefore be *"designed and constructed to conform to any flood protection already incorporated in the property"* which accords with paragraph D17 of Planning Policy Statement 25. Similarly the footprint of the extended dwelling is shown in flood zone 1.

Based on the content of the above flood extents and policy requirements, no flood proofing of the proposed extended areas are required, nor are they necessary as part of the application for planning permission. A copy of the completed FRSA009 sheet is attached to this document in Appendix C for your reference.

Sincerely,



James Potter
Flood Risk Engineer
AAH Planning Consultants.

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