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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

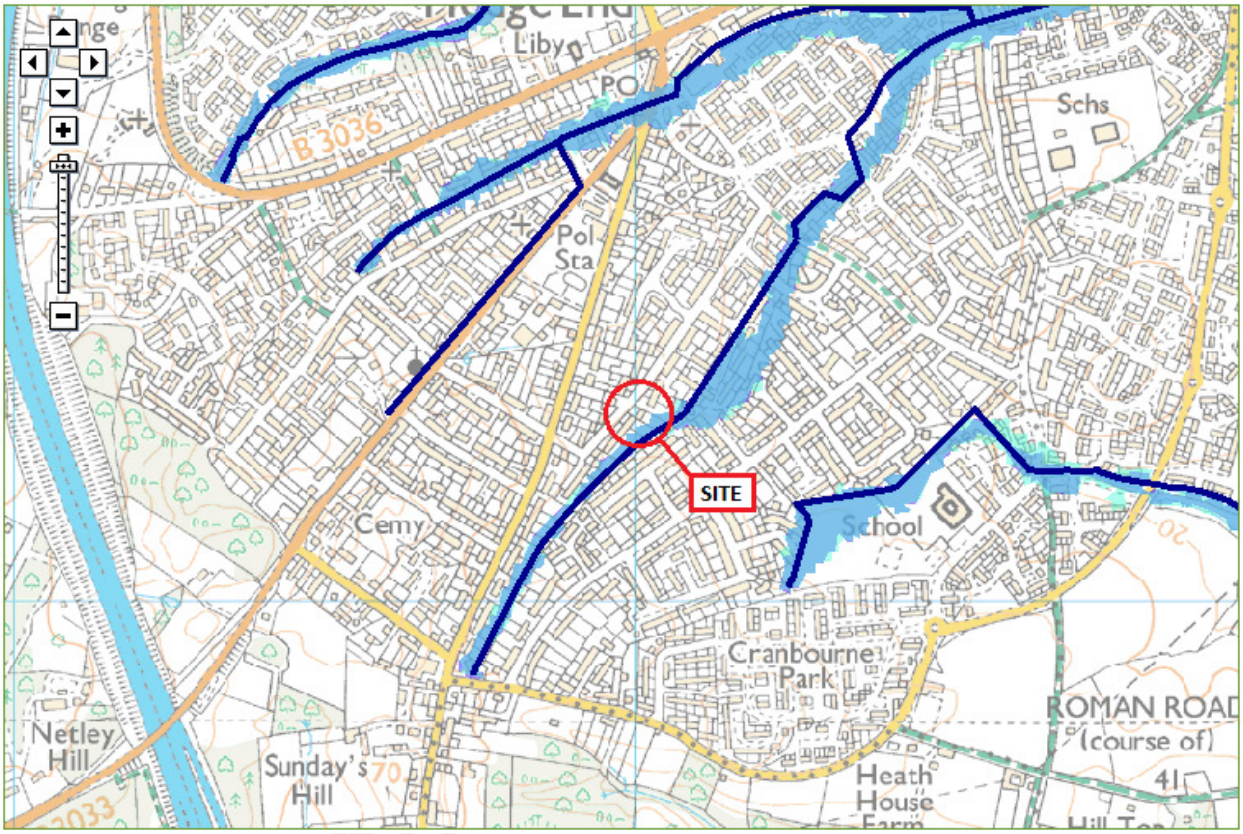
The proposed development would seek to extend the existing bungalow known as 34 Yardley Road located within the settlement of Hedge End. The existing habitable floor space is solely contained at ground floor level with two double bedrooms, separate kitchen, dining, and lounge areas, a bathroom, WC, hallway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

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planning consideration is considered to lay within flood zone 1, 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 dining room floor level within the existing property, 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"* and indeed elevation of part of the habitable space 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 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.

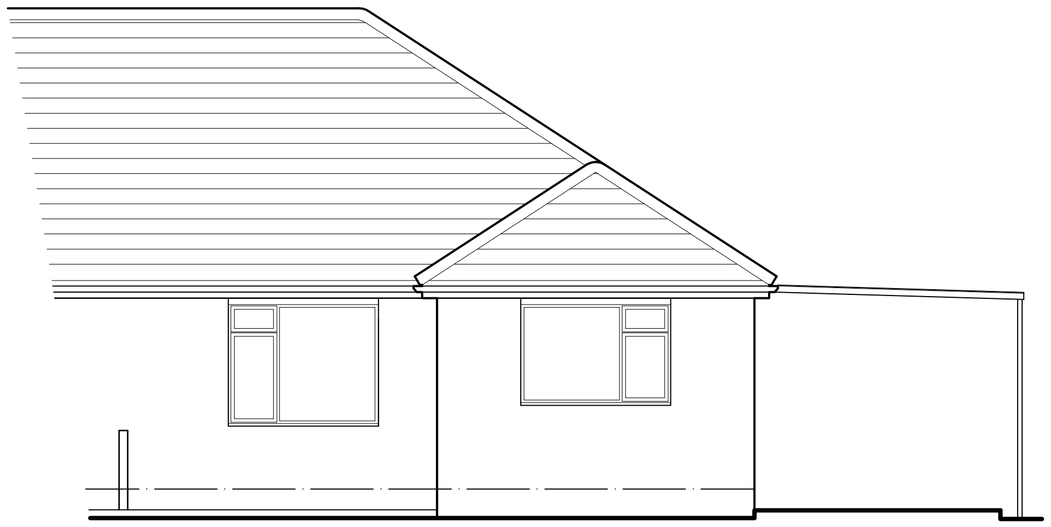
Sincerely,



James Potter
Flood Risk Engineer
AAH Planning Consultants.

APPENDIX A

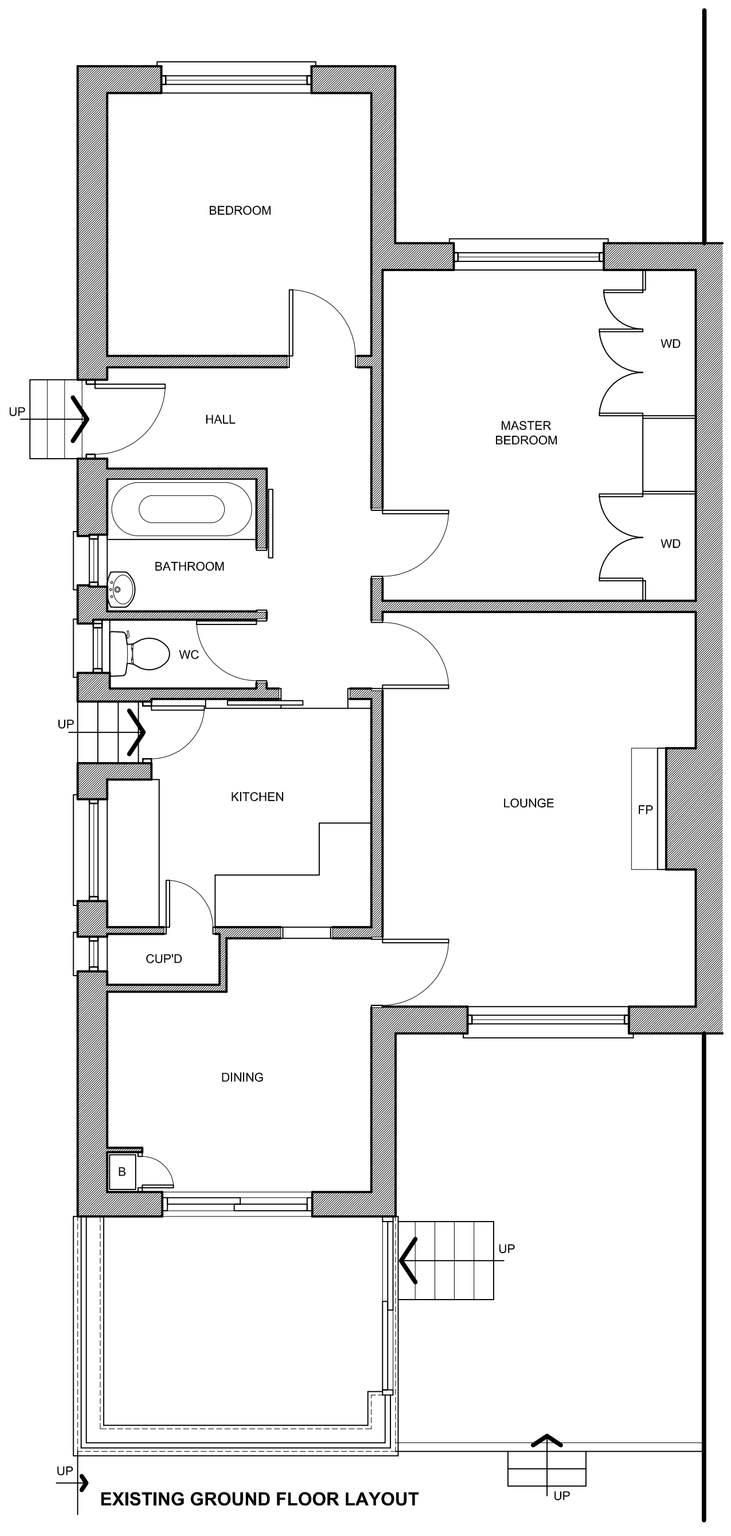
EXISTING PLANS



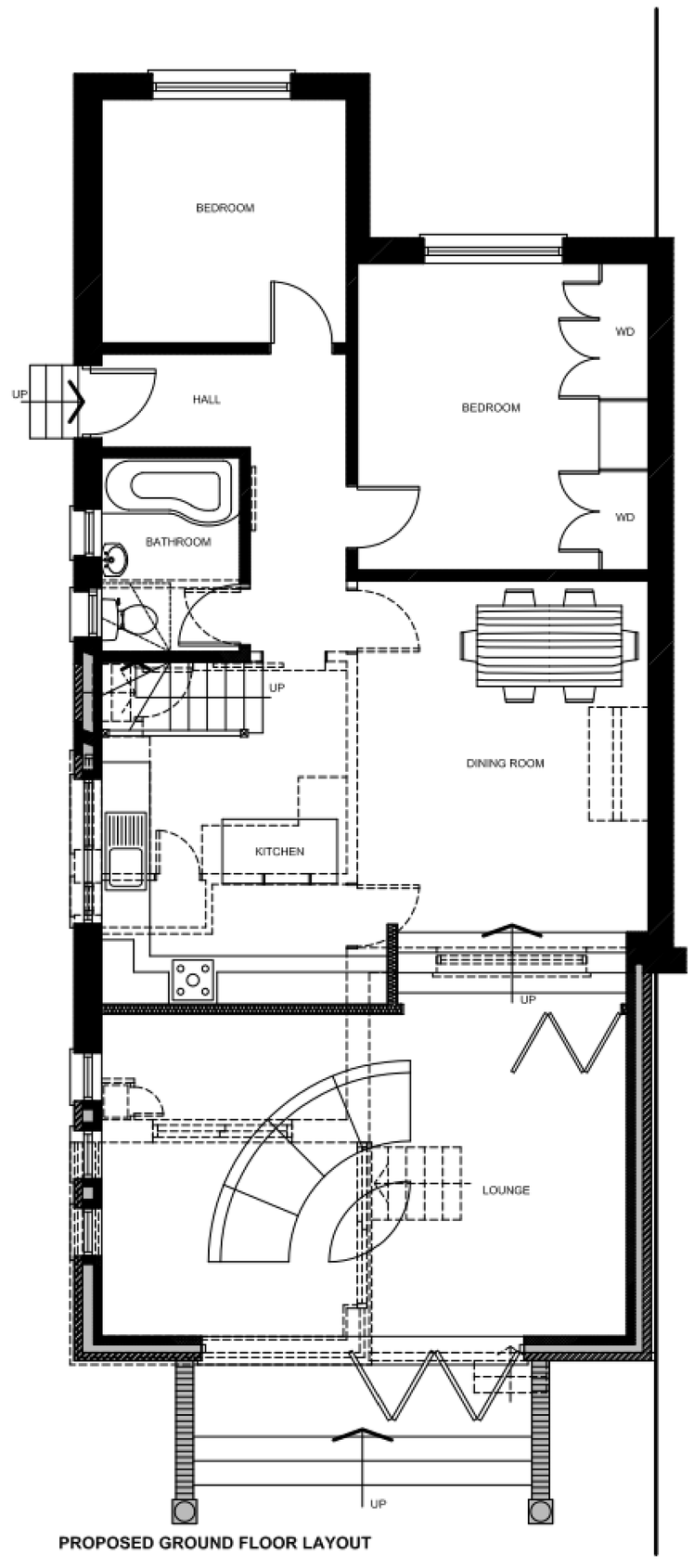
EXISTING FRONT ELEVATION



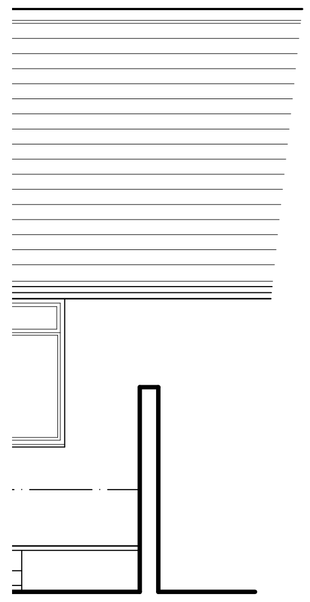
EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR LAYOUT



PROPOSED GROUND FLOOR LAYOUT



NOTE:

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. This drawing must be read with and checked against any structural or other specialist drawings provided.
The Contractor is to comply in all respects with the current Building Regulations whether or not specifically stated on these drawings. This drawing is not intended to show details of foundation or ground conditions. Each area of ground relied upon to support the structure depicted must be investigated by the Contractor and suitable methods of foundation be provided.

Site

No. 34 Yardley Road
Hedge End
Southampton, SO30 0HQ

Title

EXISTING GROUND FLOOR
LAYOUT & ELEVATIONS

Project Manager/ Checked	Drawn By	Scale	Date
	AL	A1/1:50	31/10/2011
Arch./Des.	Drawing Number		Rev.
	11-001		.

APPENDIX A

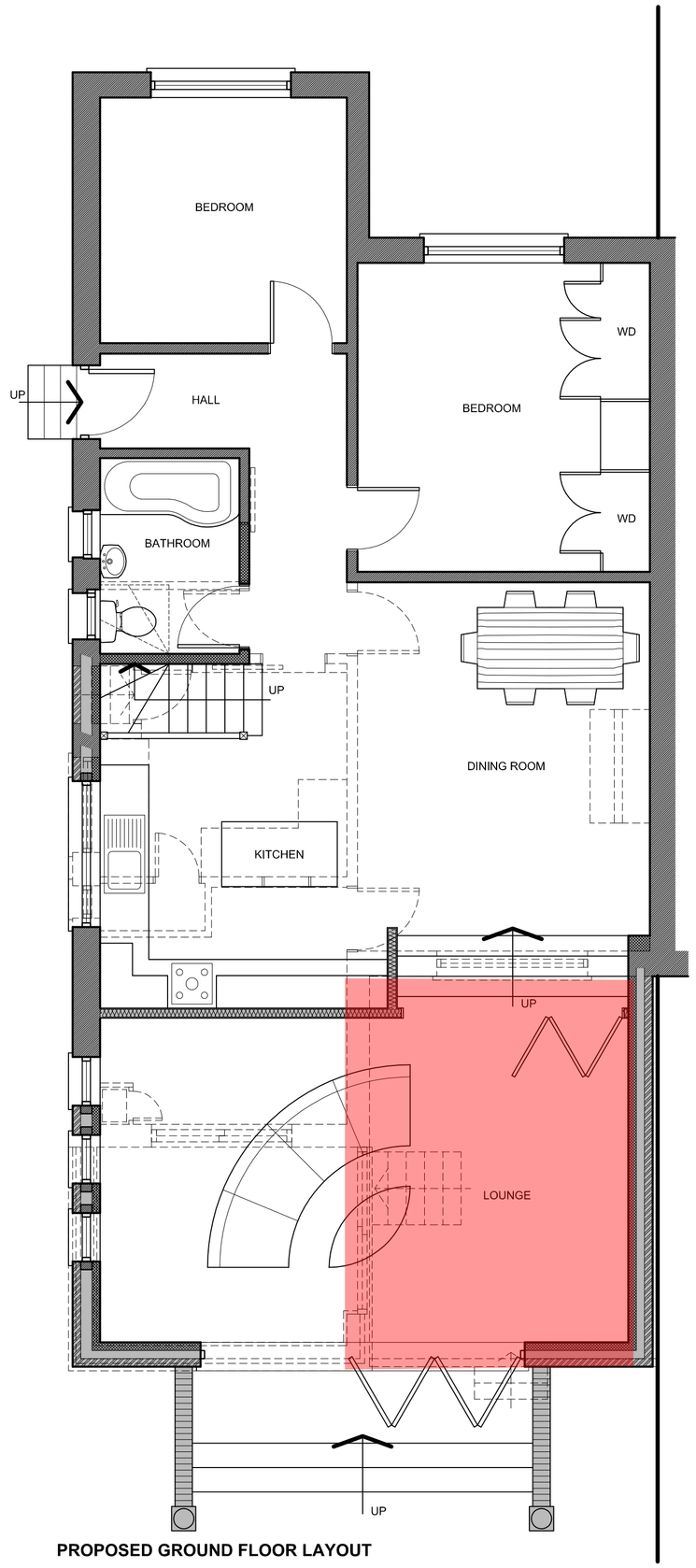
PROPOSED PLANS



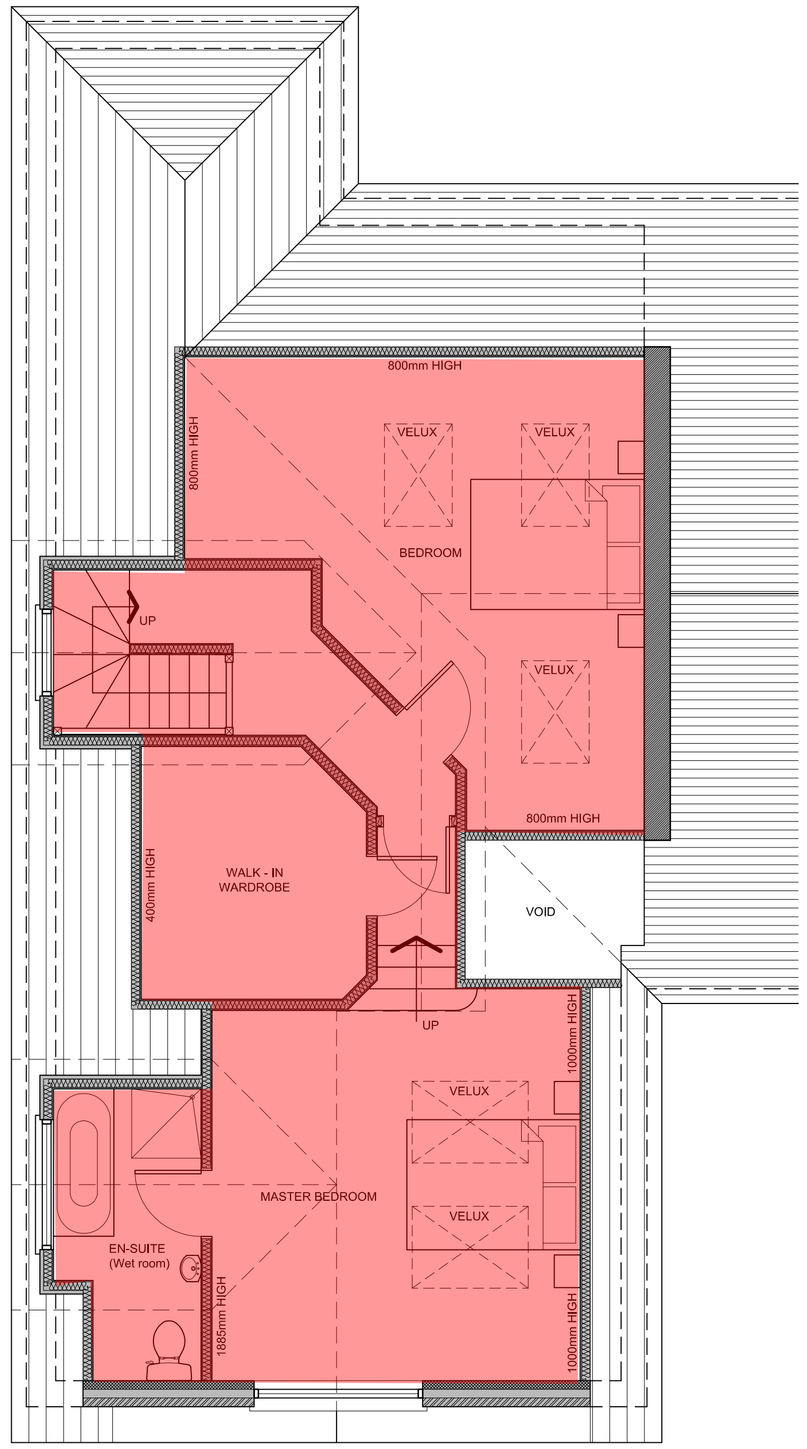
PROPOSED FRONT ELEVATION



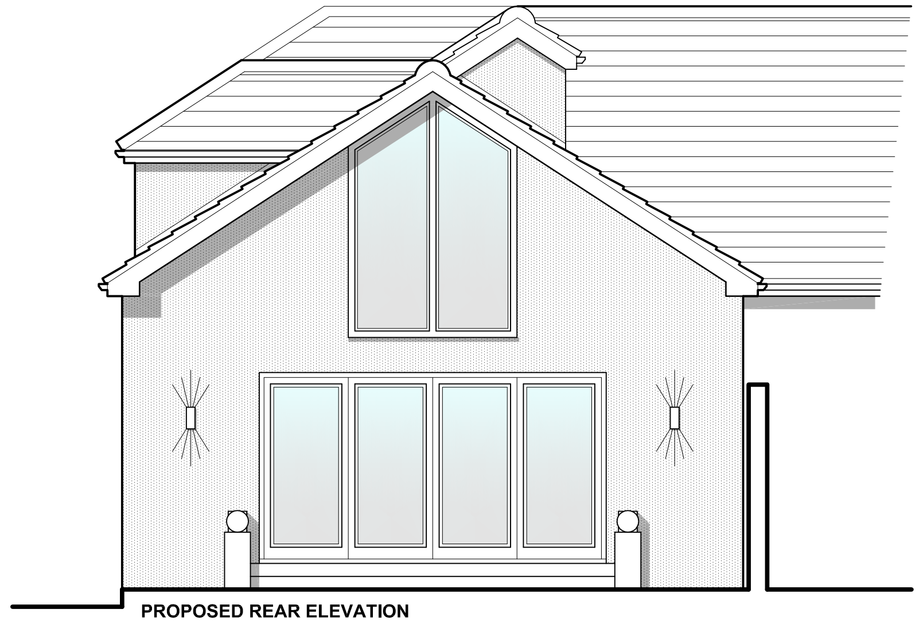
PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR LAYOUT



PROPOSED FIRST FLOOR LAYOUT



PROPOSED REAR ELEVATION

NOTE:

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Site

No. 34 Yardley Road
Hedge End
Southampton, SO30 0HQ

Title

PROPOSED GF & FF LAYOUTS & ELEVATIONS

Project Manager/ Checked	Drawn By	Scale	Date
	AL	A1/1:50	31/10/2011
Arch./Des.	Drawing Number		Rev.
	11-002		.

APPENDIX C

FLOOD RISK STANDING ADVICE SHEET

34 Yardely Rd, Hedge End, SO30 0HQ.

Environment Agency

Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions; and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. It should NOT be applied if an additional dwelling is being created.

We recommend that:

Planning Authorities

1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed. Print' the completed form to a PDF writer if submitting this form electronically.

Applicant to choose one or other of the flood mitigation measures below	Applicant to provide the LPA with the supporting Information detailed below as part of their FRA	Applicant to indicate their choice in the box below. Enter 'yes' or 'no'
Either ; 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.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with `*Improving the flood performance of new dwellings'* CLG (2007)	YES
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum[1]	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater; basements should be avoided in areas at risk of flooding The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are `Highly Vulnerable' development and should not be permitted in flood zone 3. We are fundamentally opposed to these developments.

Continued...

[1] Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..

Cumulative impact of minor extensions and the removal of Permitted Development rights.

PPS25 paragraph D16 highlights the potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied[2]. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5 square metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens.

The Environment Agency support this change to the GPDO as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment