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Planning Portal Reference: PP-13095839

Proposed Extension to 34 Bishopstoke Road, Bishopstoke, SO50 6LB

This flood risk assessment accompanies a planning application for the above address.

Flood Risk Assessment

Purpose

The purpose of this assessment is to assess the level of flood risk and any action required as a consequence of the level of risk.

Site Description

Bishopstoke Road is located between Eastleigh and Bishopstoke. The site is located on the main road of Bishopstoke. The proposal is for a single storey rear extension with a flat roof to accommodate an open plan kitchen and dining.

Levels

Existing floor level = 2.5m

Anticipated Flood Level [1 in 100 year-Environment Agency (EA)] = 2.0m AoD.

Sequential Test

By the nature of the proposed development it means that it does not have to pass the sequential test prescribed within the National Planning Policy Framework as it is a minor development.

Site Specific Flood Hazards

See Appendix A - EA flood map indicates a High flood risk of 1:100 years. The proposed development site has been identified as lying within Flood Zone 3. However, the surface water risk levels are low risk and ground level & flooding of reservoir is no impact to the site. Its worth pointing out that the flood zone 3 area is in the proximity of the Itchen riverbank and is at the bottom of 34 Bishopstoke Road. The remaining area of 34 Bishopstoke Road is in flood risk zone 1 and therefore will be highly unlikely to flood.

Flood Risk Vulnerability Classification.

The site/use vulnerability may be classed as 'more vulnerable' by Table 2 of the Government publication 'Guidance on Flood Risk and Coastal Change', as a combination of a 'Building used as dwelling house....'

Flood Risk Vulnerability and Flood Zone Compatibility.

From Table 3 of Government publication 'Guidance on Flood Risk and Climate Change' indicates the possible requirement for an 'Exception Test', however as a Minor development application an 'Exception Test' is not required.

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Site Specific Considerations.

The proposed footprint area increases the footprint of the dwelling by 11.25m². The proposed will be directed to the storm water system. Therefore, the proposals will have no cumulative effect or increase the risk of flooding elsewhere.

At such a depth the building can be protected by building in flood resistant construction by installing a continuous water-resistant membrane to the floors and walls, lapped to removable door barriers. The DPC will be no lower than the existing DPC level.

Conclusion

There is an anticipated and accepted risk of flooding to the site but only isolated to the river bank at the East corner of 34 Bishopstoke Road. Therefore, the risk is considered acceptable and manageable for both risk to life and use benefit to the applicants without the increase in risk of flooding elsewhere. Specific flood resilient construction of the proposed extension will be put in place.