

11/00447/51

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 Adopted on 27th January 2012



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. If an additional dwelling is being created e.g. a granny flat or a self contained annex, consult the Environment Agency.

We recommend that:

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.

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'
<p>Either;</p> <p>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.</p>	<p>Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'improving the flood performance of new dwellings' CLG (2007)</p>	<p>Yes</p>
<p>Or;</p> <p>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</p>	<p>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<sup>1</sup></p>	

<sup>1</sup> 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.

## Measures proposed to improve the flood resistance to the proposed development

There are many measures that can be taken to reduce the impact of flooding on your property. These measures generally fall within two main categories, those that are taken to keep water out of the building, often called **dry-proofing** measures and those to improve the ability of the property to withstand the effects of flooding once water has entered the building, known as **wet-proofing**.

Please indicate which measures as per the details of any flood resilience and resistance techniques to be included in accordance with 'Preparing for floods' (ODPM 2003) and return to this office to form part of your Flood Risk Assessment

Site address 8 HALL ROAD

### Dry-proofing

Install moveable flood protection barriers for doorways, low-level windows and other openings, such as airbricks. ☐

Installation of non-return valves on sewers ☒

### Wet-proofing

Use of flood resistant building materials within wall and/or floors ☒

Installation of solid wood staircase below expected flood level ☒

Ground Floor Ring Main to be installed at first floor level with drop down cables to ground floor sockets. ☒

Locate electrical sockets at a height above flood levels ☒

Locate Consumer Unit above flood level ☒

Locate electricity meter or gas meters above flood levels ☒

Locate Gas and Oil fired boilers and associated pumps and controls above expected flood level. ☒

Pipe insulation below expected flood level to be replaced with closed cell insulation. ☒

Signed  Date 18.7.11

On behalf of D. KNOTT