

FLOOD RISK ASSESSMENT FOR:

Rear and side extensions and addition of rear balconies at:

Sandown, Marine Parade, Hythe, CT21 6AW

Revision: A

14/07/2023

1 - Proposal site and location

The application site is located at Sandown, Marine Parade, Hythe, CT21 6AW. It is a three-storey residential property with a rear detached single garage. The proposal is for a rear and side extension and the addition of balconies to the front elevation.

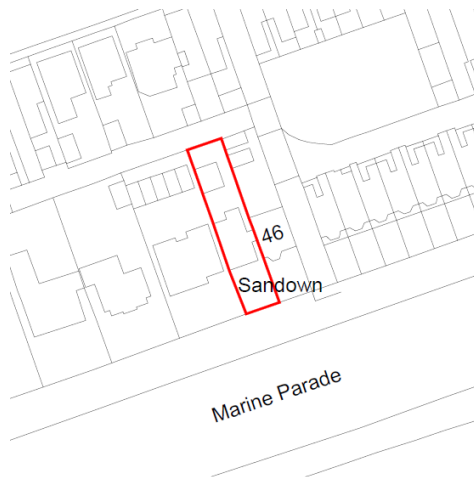
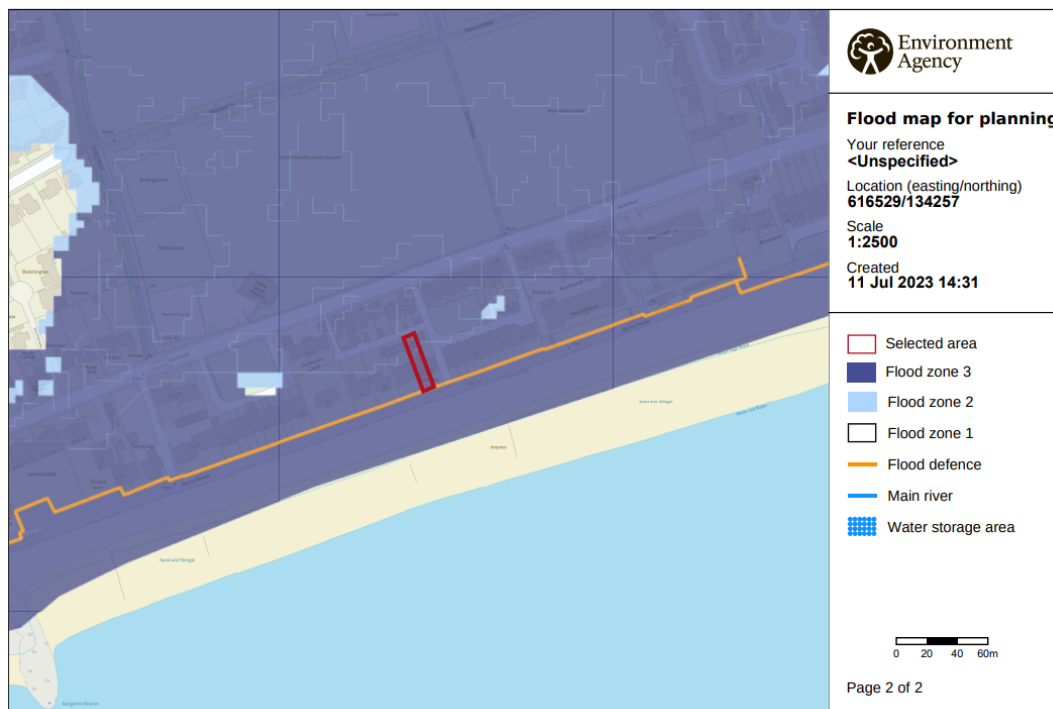


Figure 1 – Location Plan

The site and the dwelling lie within Flood Zone 3, but benefits from flood defences as depicted by the Environment Agency's flood risk mapping. Land within this flood zone has a high probability of flooding without the local defences. Without such flood defences there would be a 1% chance of flooding from rivers, or a 0.5% chance of flooding from the sea every year.



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Figure 2 – Environment Agency's Flood Risk Map

2 – Development proposal

The proposal is a full height rear extension which squares off the dwelling, a two-storey side extension containing an enclosed staircase, and the addition of first and second floor balconies to the front.

The proposal will enlarge the footprint of the existing building by 40.6m². The floor levels will remain the same as existing.

3 – Sequential test

The Sequential Test does not apply to this application.

4 – Site specific flood risk

Whilst the dwelling benefits from existing flood defences and water management strategies, there is a High flood risk from rivers or the sea (Figure 1) and a Very Low flood risk from surface water (Figure 2) as depicted within the Long Term Flooding Risk plans.

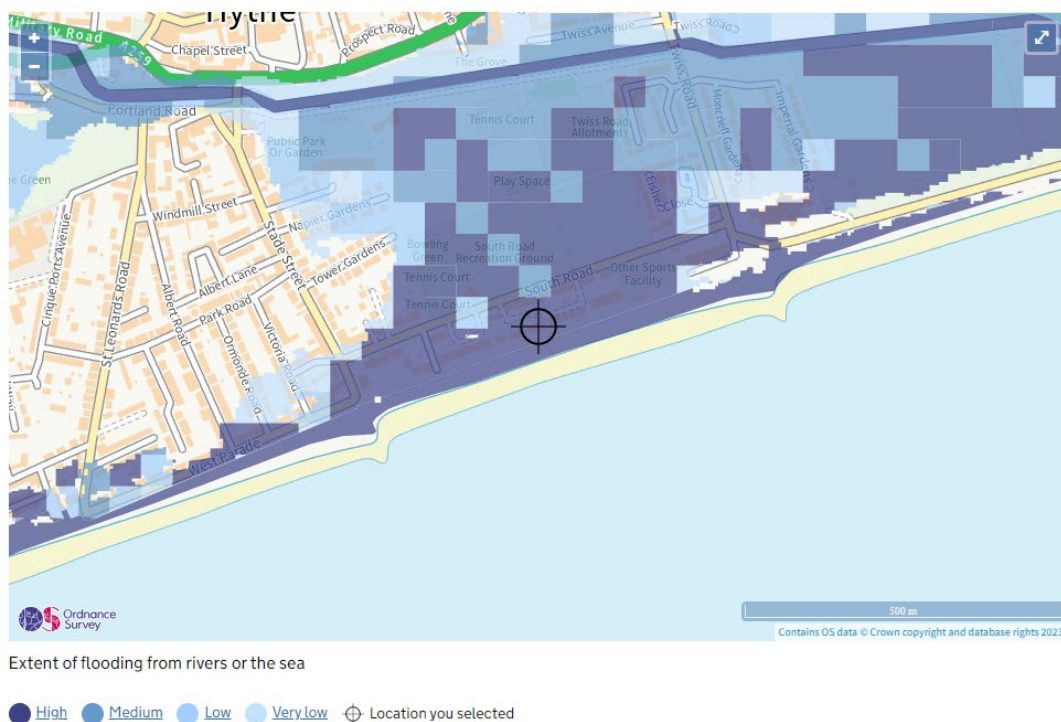


Figure 1 – Extent of flooding from sea and rivers.

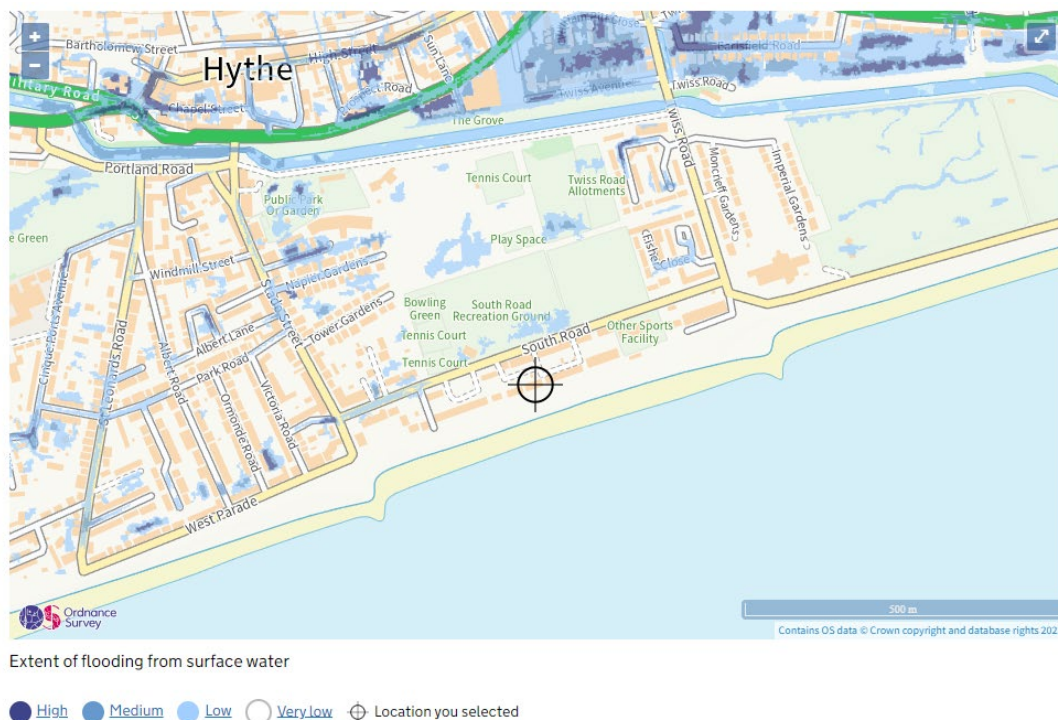


Figure 2 – Extent of flooding from surface water.

5 – Surface water management

The surface water from the proposed extensions will be discharged through gutters, downpipes and drains linked to the existing storm drain.

6 – Other flood mitigation measures

- The ground floor level of the extension will match the existing dwelling floor level so there is no increased risk of flooding.
- The surface water from the extension will be discharged to the existing storm drain in accordance with Approved Document H3 of the Building Regulations.
- Any changes to the drainage system will be undertaken in accordance with the best practice and Approved Document H1 of the Building Regulations. Non-return valves are to be fitted to all new below ground drainage pipes.
- Any alterations to be designed and built taking in consideration the possibility of flooding and the durability against it (use of low permeability / water resilient materials and strategies).

7 – Residual risk and conclusion

Due to the nature of the proposal and mitigation measures, this development has not increased the flood risk either on this site or to neighbouring properties.