Household 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, eg. a self-contained annex.

Applicants: Please complete the table below and include it with your planning application submission. The table, together with the supporting evidence, will form your Flood Risk Assessment (FRA) and assure the local planning authority (LPA) 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'**
Either Floor levels with 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. Although the flood map states that the property is in zone 3, the area being developed is within flood zone 1 and is 2.1m higher at floor level, than the base of the stream. This is the same as the existing property. After consideration of the flood risk, no further flood resistance/resilience measures will be deemed appropriate/necessary.
Or Floor levels with 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]	No

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater, basements should be avoided in areas at risk of flooding. Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in flood zone 3.

Guidance

You may find it useful to read the following guidance issued by the Environment Agency and the Department for Environment, Food and Rural Affairs:

Flood risk assessment – standing advice
Flood risk assessment in flood zones 2 and 3
Permeable surfacing of front gardens: guidance

[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 an FRA.