

Flood Risk Statement

36 The Broadway, Lancing, BN15 8NY

1. Site and Proposal

The application site comprises an existing mid-terrace residential property located at 36 The Broadway, Lancing.

The proposed development consists of a single storey rear extension and associated minor alterations to the existing dwelling.

2. Flood Risk Context

The site is located within an area identified as having a potential risk of flooding, associated with its position within the coastal plain of Adur District.

3. Proposed Development and Flood Risk

The proposed extension will be constructed at the same finished floor level as the existing dwelling, which is approximately 260mm above the adjacent street level.

The development does not introduce any new residential units and does not increase the vulnerability classification of the site.

The proposal is limited in scale and does not involve any significant alteration to ground levels or site topography.

4. Impact on Flood Risk

The proposed development will not increase flood risk elsewhere.

Surface water runoff characteristics will remain broadly comparable to the existing situation, and the scale of the extension is not considered to materially affect drainage patterns.

5. Conclusion

The proposed development is considered appropriate in the context of flood risk and complies with national planning policy.

The extension represents a modest addition to an existing dwelling and will be constructed in a manner consistent with the existing building, maintaining the current finished floor level above surrounding ground levels.