

Planning Statement

4th March 2026

Installation of multipurpose outbuilding



Site: 30 Windsor Road, Worthing, BN11 2LX

Proposal: To erect a timber framed, multipurposed outbuilding ancillary to the home for leisure and study purposes with occasional use family guest room.

Flood Zone: 1

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1. Site Details

The Proposed development site is located at 30 Windsor Road, Worthing, BN11 2LX and is currently occupied by a residential dwelling, C3.

The outbuilding proposal is to be located to the rear of the garden centrally within the space.

The garden is mainly laid to lawn other than the patio to the back of the house.

The Site lies within flood Zone 1 (Appendix 1) with Potential for future climate change risks. (Appendix 2 and 3)

2. Proposed Development

It is proposed to erect a multipurpose garden room to the rear of the garden, to include an occasional overnight stay facility. refer to drawings: 30 Windsor Road – DWG 01 – 06i.

The total surface area of the outbuilding roof is to be no more than 58.8sqm

The building will be floating just above ground level using ground screws as the footings.

The lifetime of the proposed development is assumed to be 50 years

3. Assessing Flood Risk

The Environment Agency's Flood map for Planning, was used to identify risk of flooding by Rivers and the sea. Refer to Appendix A. These confirm that the site is in flood zone 1. Therefore the risk of flooding could be considered very low.

There is potential risk from climate change. Refer to the FRA attached. (Appendix 2 and 3)

4. Methods of Flood Risk Mitigation and Management

The Garden room will be raised off the ground using screw piles form the foundation system. This will allow water to move under and filtrate through the soil around the building.

Once water levels have fallen the air gap below the building will speed up drying times should it be needed.

Electrical services will be routed from high level.

All new toilets, taps and sanitary fittings will be water efficient and comply with Part G of England and Wales Building Regulations, the aim to reduce the consumption of potable water in the home.

Surface water run-off from the proposed development will be drained to a suitable drainage solution, a 210l water butt to reduce the risk of flooding elsewhere and manage the release of water to the area and into a soakaway

5. Conclusion

The proposed construction and mitigation arrangements demonstrate a robust solution that will minimise the risk of flooding to the proposed development and its residents.

The use of ground screw will allow water to infiltrate the ground as it does now.

The building will be raised to allow surface water to move around and under the building increasing filtration surfaces.

Modern plumbing installations should reduce the amount of water consumed by the household.

Escape and Egress will remain unchanged as the access to the rear of the garden remains unchanged.

Appendix 'A' – Flood Map for Planning

Flood map for planning

Your reference
30 Windsor Road

Location (easting/northing)
516029/102966

Created
4 March 2026 12:26

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is any of the following:

- bigger than 1 hectare (ha)
- in an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

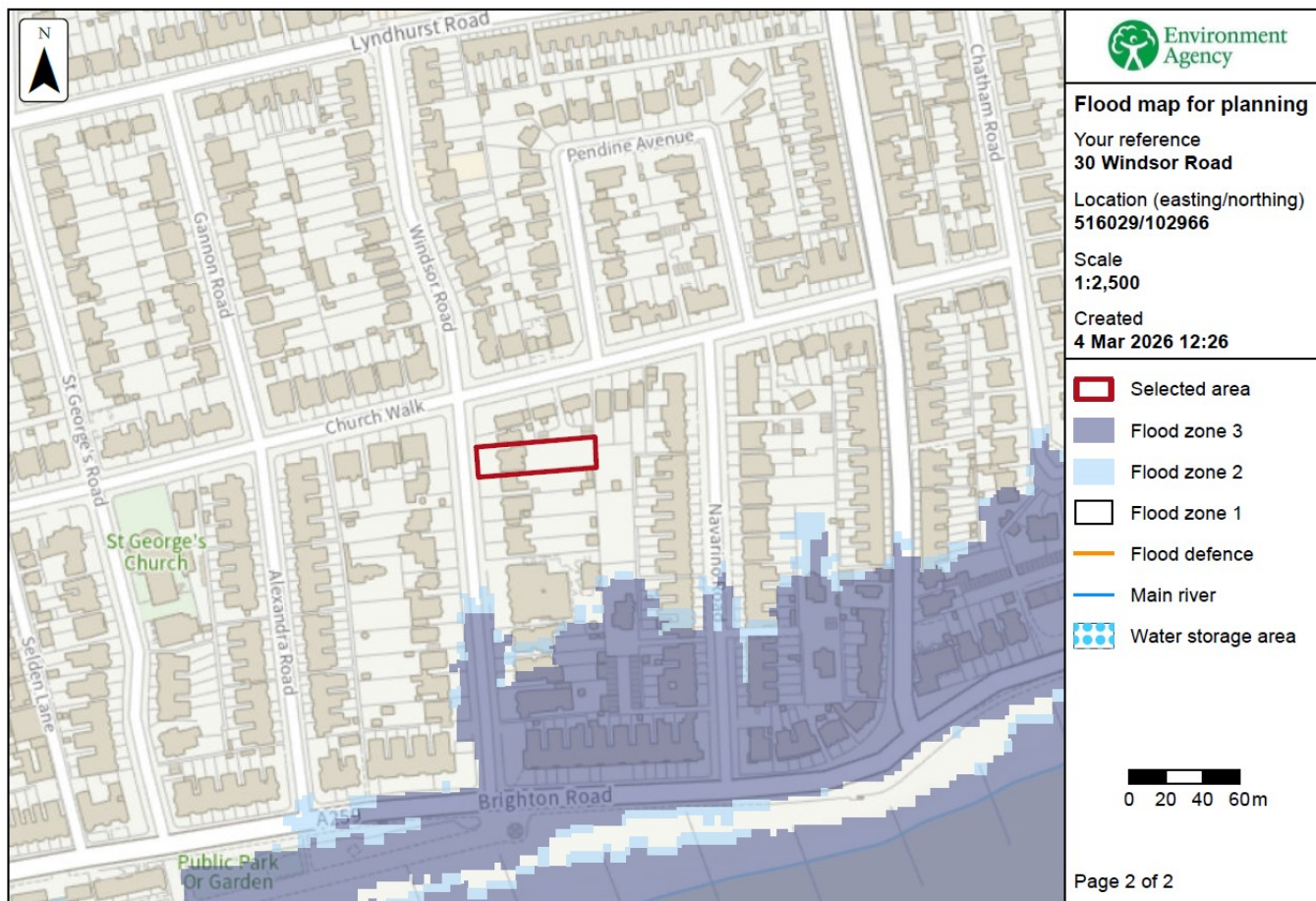
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

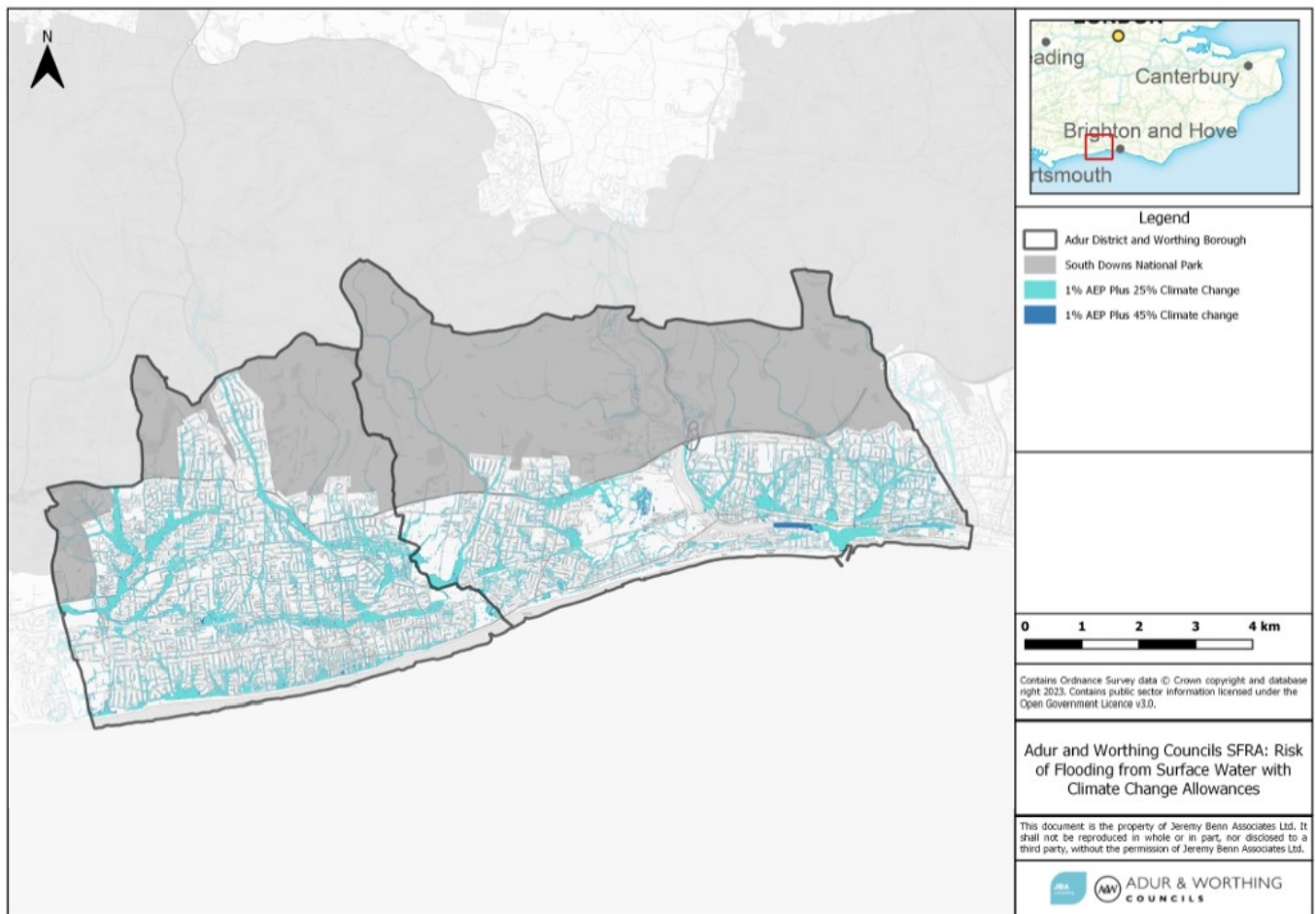
Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



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Appendix 'B' Surface Water Drainage with Climate Change Allowances



APPENDIX 'C'

Flood Risk Assessment (FRA) template



Environment
Agency

Please enter text in the boxes provided.

1 Site description

1.1 Site address

30 Windsor Road, Worthing, BN11 2LX

1.2 Vulnerability classification

1% AEP plus 25% Climate Change

1.3 Flood zone incompatibility

NA

1.4 Lifetime of development

50+ years

1.5 Local Plan policies and SFRA recommendations

Adur & Worthing SFRA 2024 & Environment Agency Standing Advice Guidelines

2 Assess flood risk

2.1 Existing site

Detached Property, Flood Zone 1, not subject to flooding

2.2 Fluvial flood risk

2.2.1 Design flood event

NA

2.2.2 Residual fluvial risk

NA

2.3 Tidal flood risk

2.3.1 Design flood event

NA

2.3.2 Residual tidal risk

NA

2.4 Surface water flood risk

2.4.1 Design flood event

Surface Water to drain to new soakaway provisions via other Sustainable Drainage solutions

2.4.2 Residual risk

NA

2.5 Sewer flood risk

NA

2.6 Groundwater flood risk

NA

2.7 Reservoir flood risk

NA

2.8 Canals and other artificial sources of flood risk

NA

2.9 Coastal erosion risk implications on tidal flood risk

NA

2.10 Interactions of various sources

NA

2.11 Design flood level according to all the sources identified

NA

2.12 Exception Test

NA

2.13 Summary of flood risks

Possible future flood risk linked to climate change estimates 2070-2125

3 Avoid flood risk

3.1 Evidence of the Sequential Test

NA

3.2 Sequential Approach

NA

4 Control flood risk

4.1 Proposed site levels

Finished Floor Level to be 300mm above ground level

4.2 Flood flow route

NA

4.3 Existing or proposed flood risk management infrastructure

Finished Floor levels to be 300mm above ground level
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Electrical Sockets to be wired down from the ceiling and 450mm above Finished floor level

Floating floor to be 150mm above ground level to allow flood water to pass underneath entire building.
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5 Mitigate flood risk

5.1 Risk to people

None, building set above ground level

5.2 Risk to property/building

None, building set 150mm off the ground

5.3 Risk to essential services

None, water and waste set 300mm above ground level, Electrical, 750mm above ground level

5.4 Floodplain storage and conveyance compensation

NA

5.5 Surface water management

All new surface water to drain to new soakaway via SuDS

6. Manage flood risk

6.1 Safe access and escape

Via doors and through garden to road side

6.2 Evacuation plan

Via main doors existing private garden and side access

6.3 Residual flood risk

NA

6.4 Betterment provision

NA

7. Summary of measures

The proposed outbuilding ,will incorporate SuDS to manage the flow of water back to the local environment as well as a soakaway. The building will be raised from the ground in order to allow water to pass under it should it need it. The electrical installation will be from top down to keep electrical connections further form the ground.