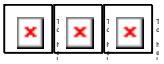
From: Dawn Ayres <dawn.anthony-unsted@adur-worthing.gov.uk> on behalf of Dawn Ayres
Sent: 14 July 2023 13:03
To: Giles Ings
Subject: Fwd: AWDM/0987/23
Attachments: 098723 INV.docx; flood risk 2.pdf; flood risk.pdf

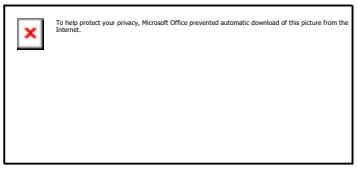
Mr Ings

Standing Advice now attached.

Regards

Dawn Anthony-Unsted
P/T Planning Technician, Planning & Development
01903221391
Adur & Worthing Councils
Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS
www.adur-worthing.gov.uk





---------- Forwarded message ---------
From: **Dawn Ayres** <dawn.anthony-unsted@adur-worthing.gov.uk>
Date: Fri, 14 Jul 2023 at 13:01
Subject: AWDM/0987/23
To: Giles Ings <Giles@abirarchitects.co.uk>

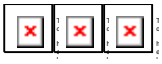
Mr Ings

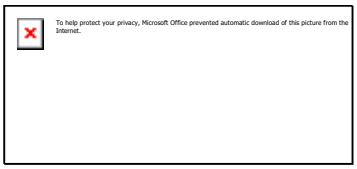
Please see the attached letter in relation to your recent Planning application.

Regards

Dawn Anthony-Unsted
P/T Planning Technician, Planning & Development
01903221391
Adur & Worthing Councils

Portland House
44 Richmond Road
Worthing
West Sussex
BN11 1HS
www.adur-worthing.gov.uk





ADUR & WORTHING
COUNCILS

Mr Giles Ings
ABIR Architects Ltd
Unit 1, Beta House
St Johns Road
Hove
BN3 2FX
United Kingdom

Our reference: AWDM/0987/23/INVAL
Please ask for: Dawn Anthony-Unsted
Email: Dawn.Anthony-Unsted@adur-worthing.gov.uk

Date: 14th July 2023

Dear Sir

Demolition of existing front extension, retention of existing single storey elements with remodelling throughout, two story flat roofed first floor extension (with raised roof height) at the rear, roof terrace at first floor North elevation; raised decking with balustrade

51 Riverside Road Shoreham-by-sea West Sussex BN43 5RB

With reference to your recent application in respect of the above before it can be registered and processed, I should be pleased if you would attend to the following point(s):-

Highlight the front alterations and raised decking on the block plan for clarity.

This site is partially within Flood Risk 2/3, please complete and return this Standing Advice form.

Please confirm or advise on the slightly amended description?

Please ensure that any amended plans have a revised number/revision added to the title so that the latest can easily be identified. I would be grateful for your early response to avoid any further delay with validation; please clearly mark for my attention quoting the above reference and either submit by post or by email to Dawn.Anthony-Unsted@adur-worthing.gov.uk and not through the Planning Portal.

Once this information is received your application will be registered as quickly as possible.

Please note
The Council are phasing out payments made by cheque.

Payments can be made online when submitting a planning portal application or by phoning the Planning section Monday to Friday between 10am and 4pm to pay by debit or credit card.

Yours faithfully,

Dawn Anthony-Unsted
Technician

Environment Agency

Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.

We recommend that:

Planning Authorities:

1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

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 (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 within 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 buildings'* CLG (2007)	
Or; 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	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]	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are fundamentally opposed to these developments.

Continued...

[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 a flood risk assessment..

Cumulative impact of minor extensions and the removal of Permitted Development rights.

PPS25 paragraph D16 highlights the potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.
In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

The Environment Agency support this change to the GPDO as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment