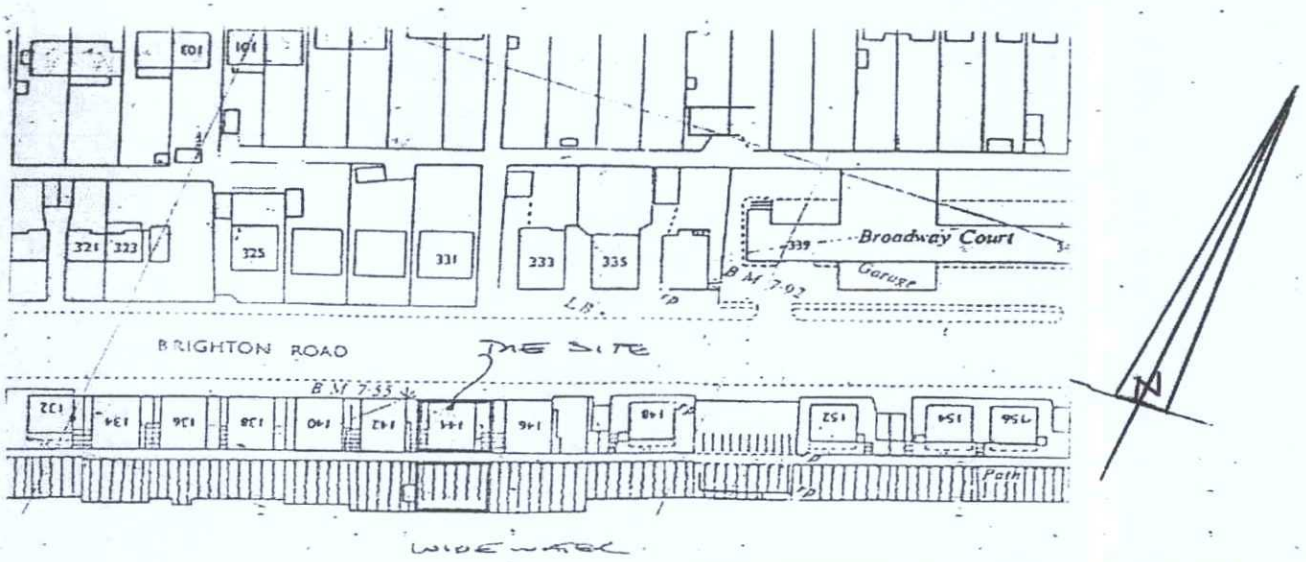
FLOOD RISK ASSESSMENT – 2ND FLOOR EXTENSION
144 BRIGHTON ROAD, LANCING

1. SITE PLAN



Site plan 1:1250

ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0058/16
DATE VALID	19 JAN 2016

2. SURVEY

Site levels

Datum levels indicated on Land Registry plan = 7.00m for road level outside property

Ground floor level of existing property = 7.35m

First floor level of existing property = 10.350m

Second floor level = 12.9m

3. ASSESSMENTS

Existing surface water for the area concerned, (flat roofed balcony, pitched roof areas) fall to existing guttering to existing rainwater pipes, which are assumed to be satisfactory.

These then discharge into either soakaways or combined or surface water sewers.

Additional surface water to be generated to discharge into existing rainwater pipes extended as required.

There will be no other alteration to the main footprint of the property.

Widewater is to the south of the property, with the English Channel beyond the sea defences to the south of this.

It is believed that the finished floor level of this proposal is above the predicted surge tide of 2061.

For the above reasons, it is believed that the Environment Agency's consent should not be required for this proposal, as there is only a small increase in the rainwater discharge area of the roof from the new extension, which is 5.9m above road level.