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Mr Gary Peck
Planning Services Manager
Adur and Worthing Councils
The Town Hall
Chapel Road
Worthing
BN11 1HA

Our ref: 87443-Humphrey-NorthFrmRd-ResponseLetter V1
Council ref: AWDM/1390/17
Environment Agency ref: HA/2017/119894/01-L01

21st November 2017

Development: Construction of Attached 2 Bedroom Chalet Bungalow to East Elevation. Demolition of Existing Rear Conservatory and Construction Single-Storey Rear Extension and Rear Dormer to Both Dwellings.
Site address: 103 North Farm Road, Lancing, West Sussex, BN15 9BX

Dear Mr Peck,

We are writing in response the Environment Agency letter dated 15th November 2017, reference HA/2017/119894/01-L01.

The Environment Agency have objected to the development on two grounds:

I. *The FRA states that no bedrooms are located on the ground floor, however the plans show bedrooms on the ground floor.*
II. *The finished floor levels of the first floor will be set at 5.15mAOD which is below the design flood level of 5.41mAOD.*

The drawing 'Proposed Detail November 2016' has been amended to remove the new bedroom from the ground floor. In line with the FRA, the new property will have all sleeping accommodation on the first floor (while the existing property retains the existing ground floor bedroom). No new or additional bedrooms will therefore be located on the ground floor. Please find attached the amended plan.

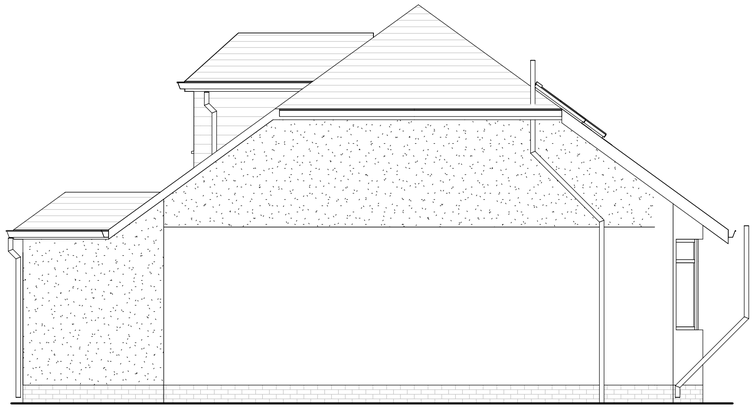
It is not possible to raise the first floor level to be above the 'design flood' (undefended 0.5% annual probability tidal) including an appropriate allowance for climate change, due to the ridge height and required headroom space, as the proposed development is an attached Chalet Bungalow. It is not possible to raise the floor level of the existing bungalow and the new dwelling will be attached to the existing bungalow (creating 2 semi-detached bungalows).

The site is however defended from coastal flooding, and as stated in the FRA the first floor level is above the defended 1 in 200 year flood level 2115 (0.5% annual probability plus an allowance for climate change). In addition, to help protect against flooding during extreme events, the applicant has agreed to implement flood resistant design measures into the new property, in consultation with the Local Authority building control department.

Please do not hesitate to contact us if you have any questions.

Yours sincerely,

Emma Jeffery MSci *(Senior Consultant)*
On behalf of Unda Consulting Limited.



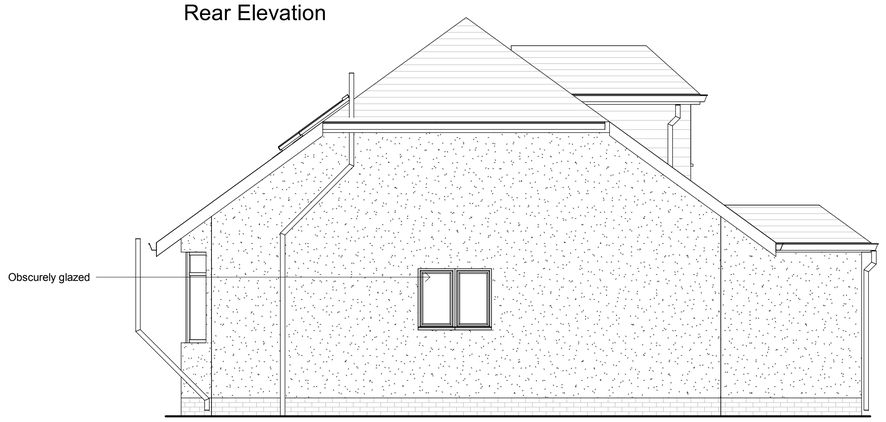
Side Elevation



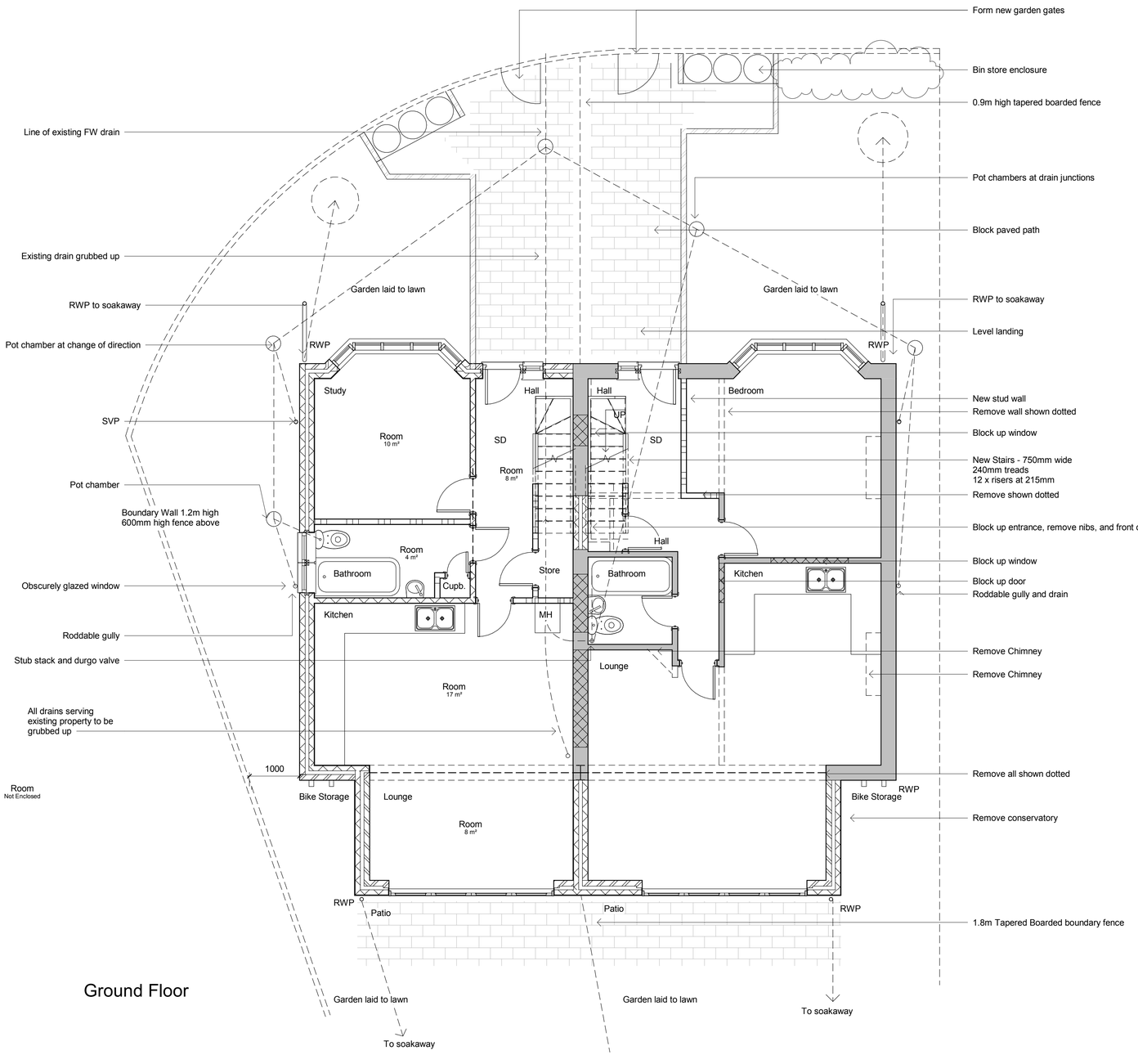
Front Elevation



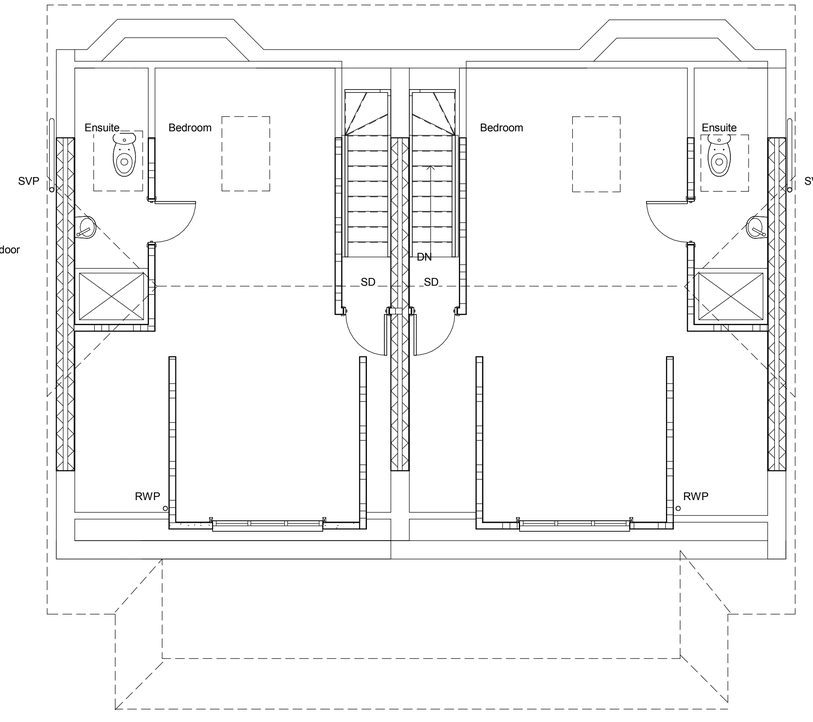
Rear Elevation



Side Elevation



Ground Floor



First Floor

Materials:

Faced Brick to floor level to match existing
Rendered above floor level
Doors and windows white PVC double glazed
All roofs to be plain tiles
Rooflights to be Velux's

0.5 0 0.5 1 1.5 2 2.5

SCALE 1: 50 m

Do Not scale from this drawing except for planning as photocopies will be subject to distortion
Drawings to be read in conjunction with all other architect's and structural engineers contract drawings and specifications:
Any discrepancies must be brought to the attention of the architect immediatialy
The contractor must verify all dimensions by site measurement before ordering materials or manufacturing components
Substitute materials and products to those named will be acceptable if proven to be of equal or higher performance and not in conflict with other elements

Drawing title

Proposed Detail
November 2016
A1 drawing size
Scale 1:50

Project:

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