FLOOD RISK ASSESSMENT

Location: 36 Old Shoreham Road, Lancing, West Sussex, BN15 0QT

Proposal: Single storey rear extension to create more generous living room space with direct access to garden and utility room (42 m2)

Flood Risk Zone: 3

2018 FRA: In 2018, planning consent was granted for a change of use of 36 -38 Old Shoreham Road (originally a pair of semi detached chalet bungalows that had been converted int a doctors surgery with living accommodation) to two separate semi detached chalet bungalows, nos 36 and 38.

The planning officers report (AWDM/0084/18) recommended approval which included an assessment of the Flood Risk Assessments submitted in support of the application and the Environment Agency and County Engineers comments on the FRAs.

The planning officers report stated:

' The applicants have subsequently submitted amended plans showing no bedrooms on the ground floor (in response to EA concerns), a Flood Warning and Evacuation Plan and details of proposed flood resilience measures. as result of this information it is considered that the flood risk concerns have been satisfactorily overcome'

'The Council Engineer is concerned to ensure that responsibility for maintenance of the adjacent ditches to the south and east of the site (36-38) is clarified before permission is granted. However this is not strictly relevant to this application and it would be unreasonable to withhold permission on this basis, or to make it a condition of any permission….an Informative will suffice.'

Updated FRA:

a) The proposal is for an extension of the ground floor living room space and utility room, set at the same level as the existing ground floor, no bedroom space is created on the ground floor.

b) The applicants continue to be aware of the Flood Warning and Evacuation Plan which remains in place.

c) The flood resilient measures were embodied in the building and electrical works carried out in connection with the 2019 conversion to reform two semi detached chalet bungalows.

d) The applicant and owner of 36, from 2019, has acquired ownership of the land and ditches adjacent to the rear of 36 and the rear of

24 - 34, has cleared the overgrown land creating a pleasant grassed area and has cleared and regularly maintains the ditches. Likewise the owners of 38 acquired the land and cleared/maintain the ditches to the rear and side of 38.

e) Further work has been carried out on mitigation of tidal and surface water flood risk in the greater Lancing area, by public and private authorities and utility companies since 2019. Currently drainage improvement works are being undertaken in Old Shoreham Road.

Conclusion: The above update commentary on the 2018 Flood Risk Assessment confirms that it is still robust and in place and as the proposal is for a ground floor rear extension, set at the same floor level as the existing ground floor and does not include any bedrooms, this satisfies the requirement to submit a Flood Risk Assessment with the planning application.

The 1 in 300 year tidal flood risk has not changed since 2018. The limited area the proposed extension, combined with the applicant's ownership and maintenance of the ditch and land at the rear of the properties in this part of Old Shoreham Road, will not increase the risk of surface water flooding to the properties in the immediate area.

David Hutchison B Arch PG Dip TP 05 Oct 2024