A. J. SALTER & SON
Established 1976

Architectural Technicians
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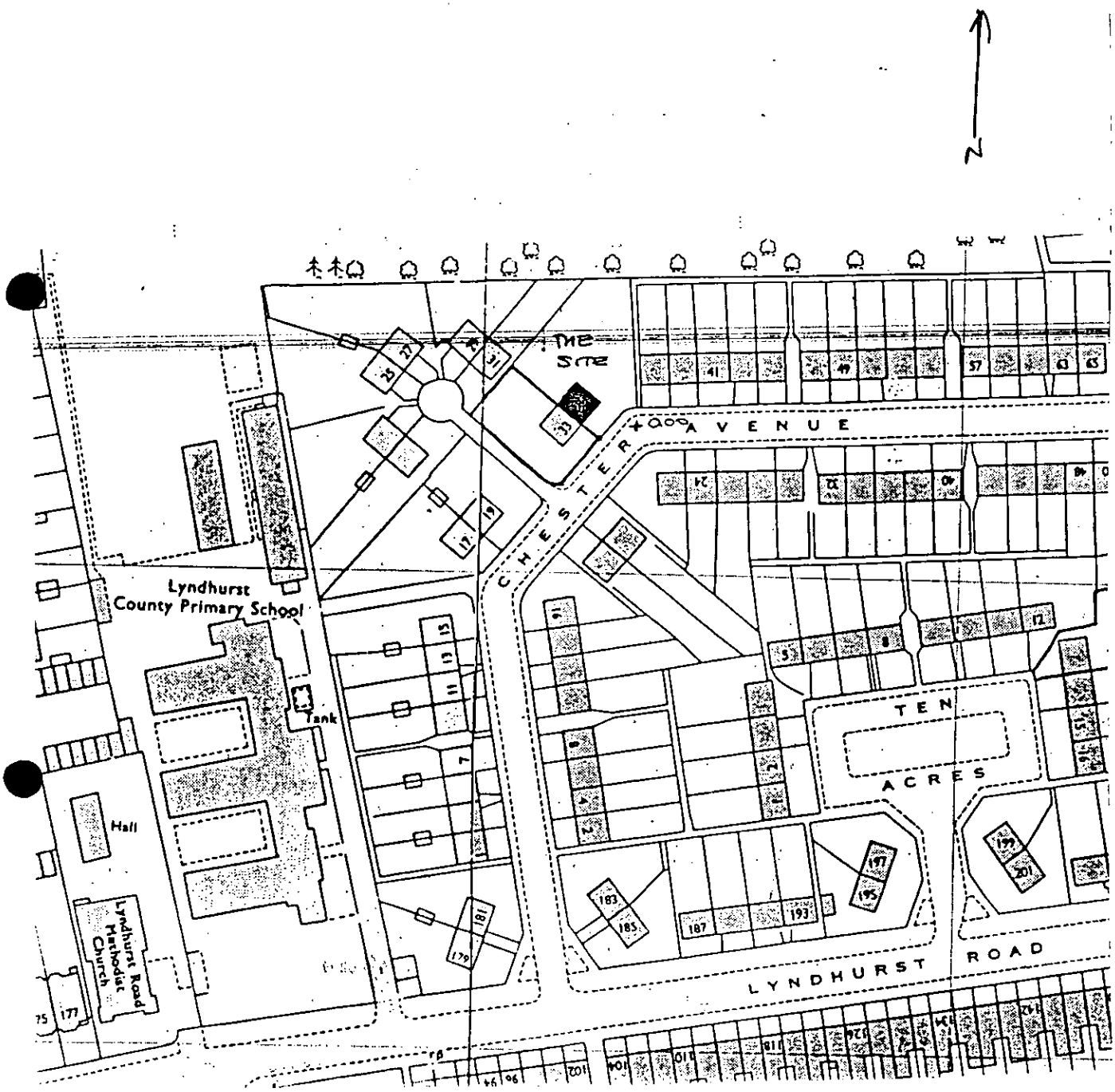
FLOOD RISK ASSESSMENT

PROPOSED ATTACHED DWELLING

35 CHESTER AVENUE,
WORTHING,
WEST SUSSEX.

1. SITE PLAN



Site plan 1:1250

2. SURVEY

Site levels

No datum levels indicated on Land Registry plan, so datum assumed for road level adjoining property = 0.00m

Ground floor level of new and existing properties = 0.25m

First floor level of new and existing properties = 2.45m

There are no changes to levels. However the section of land to the north believed to be in the floor risk area is between 800mm to 1m below datum level, and the ground floor level is well above this

3. ASSESSMENTS

Existing surface water falls to existing guttering to existing rainwater pipes, which are assumed to be satisfactory. These then discharge into trap gullies, and then into either combined or surface water sewers.

New surface water that is generated from the new roof area will discharge into new soakaways on the site.

The main footprint of the property will be doubled, due to the addition of the proposed dwelling.

It is believed that there are no other water sources in the area. (Teville stream runs nearby, but is believed to be far enough away from site to not affect the proposals)

For the above reasons, it is believed that the Environment Agency's consent should not be required for this proposal, as there is no proposed development, only alteration of the existing building.

CHECK SHEET 35 Chester Ave. Flood Risk? WB/07/1355/FUL

		YES	NO	N/A
1. (a)	Is planning permission required (check for permitted development.	/		
(b)	Is Listed Building Consent required		/	
2. FEES:	Category New dwelling.			
	Fee received £265			
	Fee required £265			
	Balance			/
	Is planning fee correct	/		
3. FORMS:	Is Part II or Part IV required		/	
	Every question answered	/		
	Description acceptable	/		
	Section 66 Certificate correct and signed (A) Check for encroachment	/		
4. Has Certificate B, C or D been completed or agricultural tenant notified			/	
5. PLANS:	4 copies of site plan 1:1250 curtilage edged red	/		
	4 copies of 1:500 block plan to show all adjoining properties	/		
	4 copies of all elevations 1:50 or 1:100 or imperial equivalent	/		
	4 copies of floor plans 1:50 or 1:100 or imperial equivalent	/		
	4 copies of detailed plans to a scale of 1/20 showing PVCU windows			
	(a) existing			
	(b) proposed			
	1 copy of all plans coloured to show all new works	/		
6. If reserved matters does it accord with outline consent			/	
7. Do plans state 'Do not scale'			/	
8. Are the plans drawn to metric measurements		/		
9. Is there any encroachment			/	

Design and access to be submitted with pl. appln.

Incomplete – Signed [redacted] Dated:- 14/11/07

Complete – Signed [redacted] Dated:- ~~14/11/07~~ 6/12/07