1. DEVELOPMENT SITE PLAN



Site plan 1:1250

The site is in Seamill Park Crescent, Worthing. BN11 2PN. It lies in flood zones 2/3 according to the Government Flood Map for Planning as plan at end of this statement.

2. DEVELOPMENT PROPOSALS

The proposal is to extend an existing chalet bungalow with a rear extension and front 'porch' extension with rooms in the roof. There is no change of use on the site, it remains as residential. The proposals have been designed for a 1:200 chance of flooding per year from the sea and will be expected to remain for the lifetime of the property.

3. SEQUENTIAL TEST

It is believed that as the proposals are not new development, and in themselves would not affect flooding in other areas that the sequential test does not apply fully in this case.

4. CLIMATE CHANGE

Climate change will affect sea levels in the future, and therefore this site, but as the owners have never experienced any flooding in all the time they have been in occupancy, it should not have any bearing on this project.

5. SITE SPECIFIC FLOOD RISK

There is likely to be some flooding risk for the site in the future due to item 4 above, and due to the 1:200 chance of flooding per year. The site backs on to Brooklands and is just inside the flood zone area

6. SURFACE WATER

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

The new flat roof will have an area of is to be charge area of approximately 43m², the rear dormer and pitched roof will add 45m². Roof with guttering all round to 2no. rainwater pipes at the rear. To discharge into **water butts** to slow the runoff from the property's roof and, in the event of extreme wet weather events, offers the occupier the option to empty excess water from their rainwater harvesting system. The overflow from butts to discharge into crated soakaways of a suitable size.
Suggestion to provide **pond** in rear garden. Putting a pond in the garden collects and stores excess rainwater, and is also good for encouraging local wildlife.
Rain garden: Consider a planting scheme to include 'thirsty' shrubs, trees and natural lawns – to encourage surface water to drain away naturally. Existing garden is lawn.

7. OCCUPANTS

One family will occupy the property on completion.

GENERAL INFORMATION

The walls of the proposal are to be tanked in suitable waterproof tanking to a minimum of 1.2m above ground level (a requirement of the Building Regulations) Power points will be set min 450mm above floor level.

Site levels

Datum assumed for road level adjoining property = 0.00m
Ground floor level of property = 0.25m off Seamill Park Crescent and 0.78m above ground level to rear of property.
First floor level = 3.13m above road level