FLOOD RISK ASSESSMENT – AUGUST 2017

PROPOSED REPLACEMENT GARAGE (RE-SUBMISSION OF SMD/2017/0341)

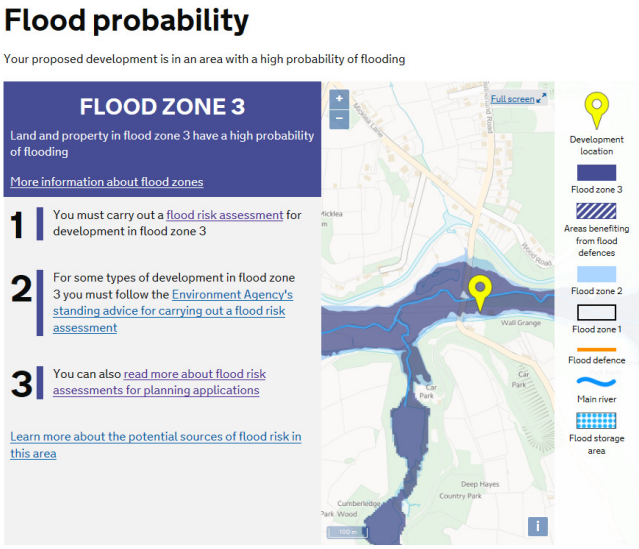
STATION HOUSE, PARK LANE, CHEDDLETON,

STAFFORDSHIRE, ST13 7JS

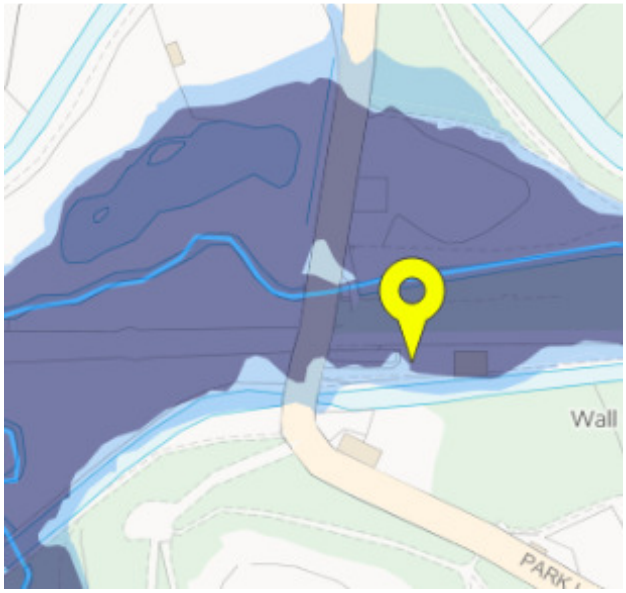
Flood Level

The site is located within Flood Zone 3 as indicated on the map below that has been taken form the Environment Agency's website.

https://flood-map-for-planning.service.gov.uk/summary/396212/353560



However, it should be noted (as shown on the plan below) that the site comprises of land both designated Flood Zone 2 & 3.



Proposal

The application is to Replace the existing garage, floor area of 32.0m² with a slightly larger garage of floor area 41.0m² with an additional covered area for the storage of logs. This application is the re-submission of 2 previously approved applications SMD/2016/0431 and SMD/2017/0341 that were approved on 14th October 2016 and 14th July 2017 respectively. This re-submitted planning application is the same in terms of the dimensions, location and materials used and only differs in terms of the external treatment of materials from painted to stained.

The site levels will remain the same, and the floor level of the garage will be no lower than the existing. The garage will be designed so as not to resist the entry of water and be of resilient design. A general principle for flood resilient design is to provide durable materials that will not be affected by water and use construction methods and materials that promote easy draining and drying. Standard methods and good quality building materials will generally comply with these requirements but good workmanship is essential.

Below Photograph 1. shows the existing site and garage with surrounding hard standing.

1. 

Below Photograph 2. Show the existing access to the site that prevents the garage being located further to the south.

2. 

Conclusion

The proposal is for a replacement garage and is in the same location and only 9.0m² larger than the structure it replaces. The proposal can't be located further south due to the existing constraints of the site, which in this instance is the access. This application is a re-submission of SMD/2016/0431 & SMD/2017/0341 and only proposes an alteration of treatment of the materials used in construction. The building will be resilient to flooding and overall the proposal will have little or no impact on flooding when the existing conditions are taken into consideration. .