



MODE Architects Limited

FLOOD RISK ASSESSMENT

Extension and Alterations at Moss House Farm, Leek Road, Endon

Issued: May 2021

Job Reference: 21 011/FRA/V01

Site Address:

Moss House Farm, Leek Road, Endon, ST9 9DJ

Client:

Mr N Pellington

Proposal:

Extension and alterations to house at Moss House Farm, Leek Road, Endon

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1 INTRODUCTION

- 1.1 MODE Architects Ltd. have been instructed by Mr Pellington to seek planning permission for the extension and alterations to Moss House Farm, Endon.
- 1.2 The site is shown on the associated drawings submitted as part of the application.
- 1.3 This flood risk assessment is to identify any current and potential flooding issues at Moss House Farm, Endon.
- 1.4 The assessment is prepared to accompany the planning application to extend the property at first floor and convert the existing conservatory into an orangery. The document is written in accordance with the requirements of technical guidance to the national planning policy framework that states a flood risk assessment is required as support for the above application.
- 1.5 Within this document the aims are to establish the following:
 - Will the proposal be affected by current or future flooding?
 - Will the proposal increase flooding elsewhere?
 - Are the measures taken to manage flooding appropriate?

2 DEVELOPMENT SITE AND LOCATION

- 2.1 The existing property is currently used as a family home, with 3 bedrooms and a 4th 'box' room, with 1 family bathroom.
- 2.2 The applicant also has ownership of the surrounding plot, which includes 2 derelict large outbuildings and another storage building, which is used to store machinery used on the adjacent land indicated in blue on the submitted drawings.
- 2.3 The site is accessed via Leek Road, along a private road serving a number of properties. The site is sandwiched between the Caldron Canal and the disused railway line.
- 2.4 It is believed that the property has previously been 3 small cottages, as well as possibly a public house in the past.

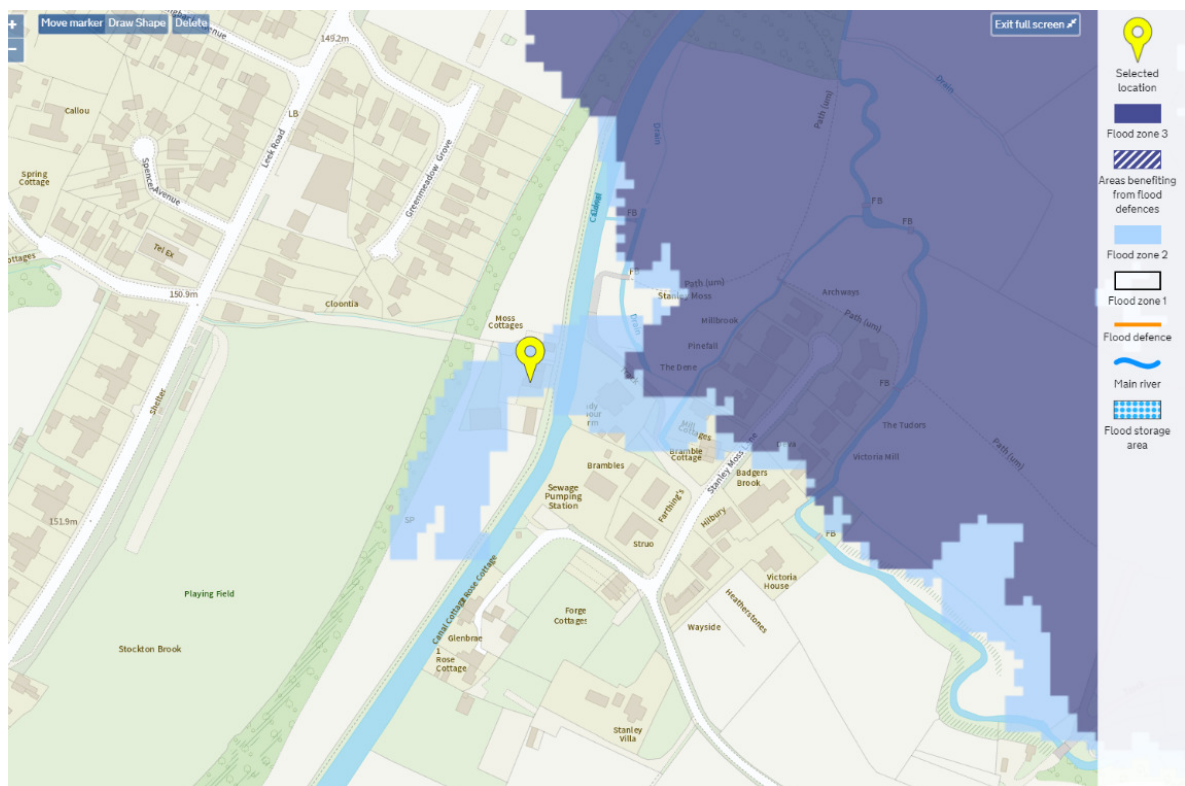
3 DEVELOPMENT PROPOSALS

- 3.1 The proposal seeks to add the additional floor area to the 1st floor to improve the size of the 4th bedroom for the family.
- 3.2 The application also seeks to add a small amount of floor area to the rear with changes to the conservatory into an orangery.
- 3.3 The additional floor area to the ground floor equates to 4.7m², with 6.5m² added to the 1st floor.
- 3.4 There are no proposals to alter the landscaping of the site, which is currently partially paved, partially gravelled, partially concrete yard and grassed garden area. Therefore, the upwards extension and change of the conservatory will have no impact on the surface water currently falling on an impermeable roof surface and the additional 4.7m² at ground floor as this area is currently paved using impermeable paving slabs.
- 3.5 The existing property has been built on the site for hundreds of years with the single storey extension and conservatory built for the past 10+ years. There is no record of the property having been affected by flooding.
- 3.6 We believe due to the small scale of the extension; it would not cause issues with flooding and falls within the description of minor development in relations to flood risk by the Environment Agency. See below the information of what a minor development means¹:
- *Minor non-residential extensions: industrial. Commercial/ leisure etc. extensions with a footprint less than 250 square metres.*
 - *Alterations: development that does not increase the size of buildings eg. Alterations to external appearance.*
 - *Householder development: For example: sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling. E.g subdivision of houses into flats.*
- 3.7 There will be no change in the existing floor levels of the dwelling and therefore, flooding will not impact the very small extension any more than the current dwelling.

¹ <https://www.gov.uk/guidance/flood-risk-and-coastal-change#minor-development-to-flood-risk>

4 SEQUENTIAL TESTING

- 4.1 The site is for residential purposes only and sits within an established residential area, Endon. The area for development is considered minor in relation to the flood risk.
- 4.2 There has been no record of flooding to the existing building that we have been made aware of.
- 4.3 The environment agency planning map shows that there is potential for flooding across part of the site and that the site lies within flood risk 2.



- 4.4 There are no alterations proposed to the site, which may affect flood risk to the site or affect flood risk elsewhere. This class is deemed suitable without the requirement to carry out an exception test for the site.

5 SURFACE WATER MANAGEMENT

- 5.1 There are no proposed changes to any existing surface water drainage arrangements. The proposed development shall be built on the existing building at first floor and the ground floor built on an existing paved area, which is minimal at 4.6m².

6 CONCLUSION

- 6.1 A surface water drainage system is already in place upon the proposed site.
- 6.2 The proposed development is on an area of land that is already either built or hard landscaped so the impact of this proposal will have no impact on the flood risk. Therefore, the development will not increase the risk of flooding either within the site or elsewhere.
- 6.3 The proposed development is termed 'minor' in relation to flood risk by the environment agency.
- 6.4 There will be no change to the floor levels and the current floor levels sit 170mm above the ground level at the corner of the conservatory.
- 6.5 To conclude, this development will not impact flood zone 2 or increase the risks of flooding to the residential dwelling.