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FLOOD RISK ASSESSMENT

PLANNING APPLICATION FOR A DETACHED SINGLE GARAGE AT BROOKFIELD, POST LANE, ENDON, ST9 9DT



(photo courtesy of google maps)

October 2021

INTRODUCTION

This flood risk assessment is to identify any current and potential flooding issues at

Brookfields, Post Lane, Endon, ST9 9DT

The assessment is prepared to accompany the planning application construct a detached single garage adjacent to the main dwelling. This 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.

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*

The site is under a hectare (0.611 m²) however it lies within Flood Zone 3.

DEVELOPMENT SITE AND LOCATION

The site is located opposite the redundant railway station and adjacent to the railway tracks where a level crossing forms the boundary between Station road and Post Lane

The nearest main river from the site is the Endon Brook with the risk of fluvial flooding which passes under the road and railway line from the north and rises across the road from the application site

The existing site is a residential dwelling, forming the end of a row of dwellings on Post Lane, separated only from a further row of dwellings on Station Road by the railway line.

DEVELOPMENT PROPOSALS

The planning application is for modest detached single garage adjacent to the dwelling. It shall be constructed on the driveway to the side of the dwelling but shall not alter the proposed number of parking spaces available.

There are no proposals to alter the landscaping of the site, the remainder of the drive shall be a permeable material and the storm water shall be collected and discharged to the soakaway in place for the dwelling. Therefore, the additional surface water collected on the roof of the proposed roof will have a negligible impact on the current situation.

The GEFA of the proposal shall be approximately 23m². There is no record of the property having been affected by flooding. We believe due to the small increase in footprint of the proposed building, it would not cause issues with flooding and falls within the description of minor development in relation to flood risk by the Environment Agency.

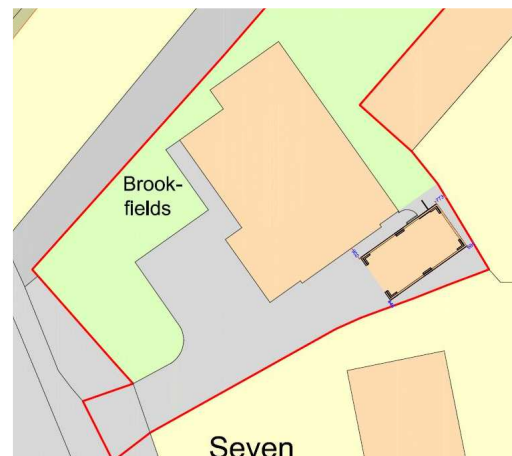
What is meant by “minor development” in relation to flood risk

Minor development means:

- 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 eg subdivision of houses into flats.



Site Location Plan of the site (not to scale)



Site Plan as Proposed (not to scale)

Other locations have not been considered due to the site being for residential purposes within an established residential area, and the area for development can be considered 'minor in relation to flood risk. There has been no record of flooding to the existing building that we have been made aware of.

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.



CONCLUSION

The proposed development is on an area of land already landscaped and a sustainable drainage system in place, so the impact of the buildings footprint will have a negligible impact on flood risk. Therefore, the development will not increase the risk of flooding either within the site or elsewhere. The proposed development is termed 'minor' in relation to flood risk by the environment agency. There is an opportunity to implement flood protection measures within the proposed development to minimise the effects if the site is flooded in the future.