Householder and Minor Extensions in or near to Surface Water Flow Routes

This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a Self-Contained Granny annex.

We recommend that:

Planning Authorities:

1) Refer the applicant to the SCC standing advice pages on our website or provide them with a copy of this page for them to include as part of the planning application submission.
2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

Applicant to choose one or other of the flood mitigation measures below	**Applicant to provide the LPA with the supporting Information detailed below as part of their FRA**	**Applicant to indicate their choice in the box below. Enter 'yes' or 'no'**
Either ; Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.	Details of any flood proofing / resilience and resistance techniques, to be included in accordance with *`Improving the flood performance of new buildings'* CLG (2007)	YES Ground levels will be set 150mm below the floor levels as per paragraph 4 of the Flood Risk Management Team email to you on 05th June 2023
Or; Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum	

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions. Self-contained basement dwellings are `highly vulnerable' development and should not be permitted in Flood Zone 3.

Cumulative impact of minor extensions and the removal of Permitted Development rights.

Minor developments are unlikely to raise significant flood risk issues unless they would:

- Have an adverse effect on a watercourse, floodplain or its flood defences;
- Would impede access to flood defences and management facilities; or
- Where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

Permitted development rights can be removed by the local planning authority, either by means of a condition on a planning permission, or by means of an article 4 direction. The restrictions imposed will vary on a case by case basis and the specific wording of such conditions or directions.

Extensions or alterations should be designed and constructed to conform to any existing flood protection within the property and include any necessary flood resilience measures in the design. Supporting plans need to ensure the development won't be flooded by surface water runoff, e.g. diverting surface water away from the property or by using flood gates. Make sure your flood resistance and resilience plans are in line with the guidance on improving the flood performance of new buildings. This can be found on the following webpage: **https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings**

Surface Water Management

Surface water disposal should be considered as part of any new extension and additional rainwater pipes can discharge onto the ground, or into new or existing underground pipework. If you decide to allow rainwater pipes to discharge onto the ground, you need to make sure the water will not damage foundations (by encouraging it to spread out over a wide area) or flow onto neighbouring property (by providing a slight lip at the boundary).

A larger roof area will increase the amount of surface water. It is preferable to keep the extra volume on site, in order to avoid increasing flood risk elsewhere. Rainwater can be kept on site by using a soakaway or some other way of allowing it to soak into the ground (referred to as **infiltration**), or stored and used for toilet flushing or garden watering (known as **rainwater harvesting**). Approved Document **Part H: drainage and water disposal** gives advice on where to site soakaways, how large they should be and how they should be built.

In line with the Sustainable Drainage hierarchy, where it is impractical to infiltrate (because of nearby foundations, impermeable or contaminated ground, or high groundwater), it is then preferable to discharge surface water to a watercourse or to a surface water sewer or, as a last resort, to a combined sewer. Surface water must not be discharged into a foul drain or sewer.

The scheme also need to meet the requirements of the approved building regulations **Part H: drainage and water disposal**. Read section H3 rainwater drainage. You may need to get planning permission to use a material that can't absorb water (impermeable concrete) in a front garden larger than 5 square metres.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. Metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link:

http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens

Staffordshire County Council support the GDPO amendment as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance without consulting ourselves as Lead Local Flood Authority in this instance.