

Case Study: Flood Risk Assessment.

Proposed Conversion of Detached Garage to Habitable Room for Ancillary Use to Main Dwelling at 2 Chapel Street, Forsbrook

Reference to the EA online mapping (attached) shows the site is located outside of Flood Zones 2 and 3. The site lies outside an area at risk of flooding from Surface Water and Reservoirs. The Environment Agency mapping describes the nearby Zone 3 area as being at a high risk of flooding (that means a chance of over 3.3% per year).

The existing and proposed plans form part of the current planning application. The proposed plans show a garage conversion to an ancillary living area over the same footprint as the existing garage with no extension work.

Flood Risk Assessment

The site is actually located outside of Flood Zones 2 and 3 as indicated on the attached EA online mapping extract. Planning Policy Guidance (PPG) has been reviewed and assessed as below. With reference to Table 2 from PPG, a development consisting of "dwelling house" falls within the "More Vulnerable" category. Such development within Flood Zone 3 is required to be able to satisfy the sequential and exception test. Notwithstanding the above, given this is an extension to an existing property, PPG also states that "The Sequential Test does not need to be applied for applications for minor development".

"Minor Development" is described as:-
householder development: for example sheds, garages, games room etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself.

As previously discussed, the proposals seek permission for an existing domestic garage conversion. It is therefore concluded that the Sequential Test is not required.

The Exception test requires that it can be demonstrated that the development will be safe for its lifetime. For minor developments such as this it is generally accepted that this policy will be met by ensuring that Finished Floor Levels (FFLs) are set (as a minimum) at the same as the existing property. In particularly vulnerable locations it may be necessary to incorporate flood proofing measures in to the build. Notwithstanding that the proposal appears outside of the vulnerable area, the ground floor slab and perimeter walls (up to approximately 1000mm) will be treated with an approved continuous damp proof tanking system to protect the new interior as specified on the drawing Ref CS2a. Additionally it should be noted that the existing garage floor level is set at approximately 200mm above adjoining ground levels and the floor level of the main dwelling

Summary and Conclusion

In considering the risk assessment of the proposed garage conversion given its location outside of the vulnerable zones together with the proposed damp proof tanking system to the floor footprint area and perimeter walls, it is therefore reasonable to say that any impact on flood associated with its construction will be negligible at most. Flood risk to the main property itself will remain constant and in no way be exacerbated by the proposals.

It is therefore concluded, that in relation to Flood Risk, there appears to be no reason the garage cannot be safely developed and meet the requirements of PPG.

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