



Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

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 annex.

We recommend that:

Planning Authorities:

- 1) Provide 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

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 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)	✓
Or; Floor levels within the development 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 Flood Zones	This must be demonstrated by a plan that All levels should be stated in relation to Ordnance Datum ¹	

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.

Flood Zone 3. We are fundamentally opposed to these developments.

Continued...

¹ Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment..

ADVICE FOR DOMESTIC PREMISES THAT MAY BE SUSCEPTIBLE TO FLOODING,
DETAILS OF FLOOD RESILIENCE WORKS AND RESISTANCE!
TECHNIQUES

SITE ADDRESS 7 WINDERMERE ROAD
DENSURY WF 12 7 PQ

- 1) CAVITIES TO BE FILLED WITH CONCRETE UP TO GROUND LEVEL.
- 2) ALL CRACKS AND JOINTS IN THE EXISTING HOUSE ARE TO BE MADE WATERTIGHT.
- 3) ALL DOOR FRAMES ARE TO BE SEALED: INCLUDING THRESHOLDS.
- 4) FLOOR TO BE INSTALLED AS CONCRETE FLOOD RESILIENT FLOOR BELOW FINISHED FLOOR.
- 5) ALL HOLES IN THE NEW AND EXISTING WALLS FOR SERVICES TO BE TOTALLY SEALED INSIDE AND OUTSIDE.
- 6) ALL WORKS RELATED TO POSSIBLE FLOOD RISK TO BE IN ACCORDANCE WITH THE BUILDING CONTROL OFFICERS REQUIREMENTS ON SITE.
- 7) IT IS ADVISED THAT THE OWNER OF THE PROPERTY MAKES CONTACT WITH AND SIGNS UP TO 'FLOOD WARNINGS' DIRECT' ON LINE AT THE FOLLOWING LINK. http://www.environment-agency.gov.uk/home_and_leisure/floods/38289.aspx.
- 8) ALL SOCKET OUTLETS AND LIGHT SWITCHES, TO BE FIRED A MIN. 400 MM. AND MAX. 1100 MM. ABOVE FINISHED FLOOR LEVEL.
- 9) ENGINEERING BRICKS TO BE USED EXTERNALLY AND SOLID CONCRETE BLOCKS (MIN DENSITY 7 N/MM²) IN WALLS UP TO DPC LEVEL.
- 10) CAVITY INSULATION TO BE SOLID IE KOOLTHERM K.8 BY KINGSPAN OR SIMILAR APPROVED.
- 11) INTERNAL PLASTER FINISH TO BE LIME BASED.
- 12) IF DRY LINING IS USED INTERNALLY THEN RASTERBOARD SHEETS ARE TO BE FIRED HORIZONTALLY, FROM FLOOR LEVEL UPWARDS.
- 13) DPC IN EXTERNAL WALLS TO BE STEPPED.
- 14) ANY WC OR WET ROOM AT GROUND FLOOR LEVEL TO HAVE NON RETURN VALVE FITTED AT CONNECTION WITH DRAIN.
- 15) IT IS ADVISED THAT ANY FIXTURES AND FITTINGS IN CONTACT WITH THE FLOOR SHOULD NOT BE CONSTRUCTED IN MDF OR ANYTHING CHIPBOARD BASED.