

Our Reference : D3243-L-FRA-01
Your Reference :

19 March 2020

Mr & Mrs Richardson
Riverside Barn
Alston Lane
Longridge
PR3 3BN

Dear Mr & Mrs Richardson,

Proposed detached garage at Riverside Barn, Alston Lane - Flood Risk Assessment.

Introduction

PSA Design Ltd has been commissioned to prepare a Flood Risk Assessment in support of an application for the construction of a new detached 2 storey garage / office space within the existing development boundary of Riverside Barn, Alston Lane, Longridge, PR3 3BN.



The site is located at national grid reference 361444E 433372N.

The site location is highlighted on the map adjacent. Other location and site plans are included at **Annex A** for reference.

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Reference to the EA online mapping (extract included adjacent) shows the proposed extension is located within Flood Zone 3. EA mapping identifies the site to be located in an area at "Medium" risk of flooding.

The site lies outside an area at risk of flooding from either Surface Water or Reservoirs.

Proposals

The existing and proposed plans are attached for reference at **Annex A**. The proposed plans show a new two storey detached garage built adjacent to the existing property. The proposed detached garage will measure 7.0m x 9.0m, and area of 63 sqm.

Flood Risk Assessment

The site is shown to be located within Flood Zones 3.

Planning Practice Guidance (PPG) has been reviewed and assessed as below.

With reference to Table 2 from PPG, a development consisting of a garage with office space above would naturally fall within the "Less Vulnerable" category. Such development within Flood Zone 3 is deemed to be appropriate.

Notwithstanding the above, given this a householder development associated with an existing property, PPG also states that *"The Sequential Test does not need to be applied for individual developments on sites which have been allocated in development plans through the Sequential Test, or for applications for minor development or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site)."*

The Government's Flood Risk Assessment: Standing Advice defines minor development as *"sheds, garages, games rooms etc within the curtilage of the existing dwelling and/or extensions less than 250 square metres in flood zone 3"*.

Given that the application is for a garage with a floor area of just 63sqm, it is 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 Standing Advice states that Finished Floor Levels (FFLs) should be set (as a minimum) at the same as the existing property. In particularly vulnerable locations it may be necessary to incorporate flood proofing measures into the build, however, given the scale and nature of the development (garage with office space above) these are not considered necessary. The proposal is for a traditional stone built construction with concrete floor.

FFLs will be set at or above the existing adjoining property FFL. Therefore, the Exception Test is deemed to be satisfied.

The proposed garage at just 63m² is unlikely to have any impact on flood risk associated with its construction. In fact, the proposals will also see the demolition of the existing conservatory attached to the main house, so if anything, flood risk at the development is likely to show a minor benefit if the application goes ahead. The proposed office space will be elevated circa 2.4m above ground level.

Finally, reference can also be made to a recent application made adjacent to our Client's site. As no current detailed flood modelling existed for the site the consultant prepared a detailed model for the area based on current design guidance flood events (Dec 2018). The results of the study are summarised in the extract below with the proposed garage location highlighted.



Extract of modelled flood map (Dec 2018)

The flood map above (which accounts for a 70% increase in peak river flows) indicates the garage would be outside an area at risk of flooding. Whilst this data can't be relied upon indefinitely, it gives yet further indication that the proposed garage would be safe and appropriate.

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

Yours sincerely,

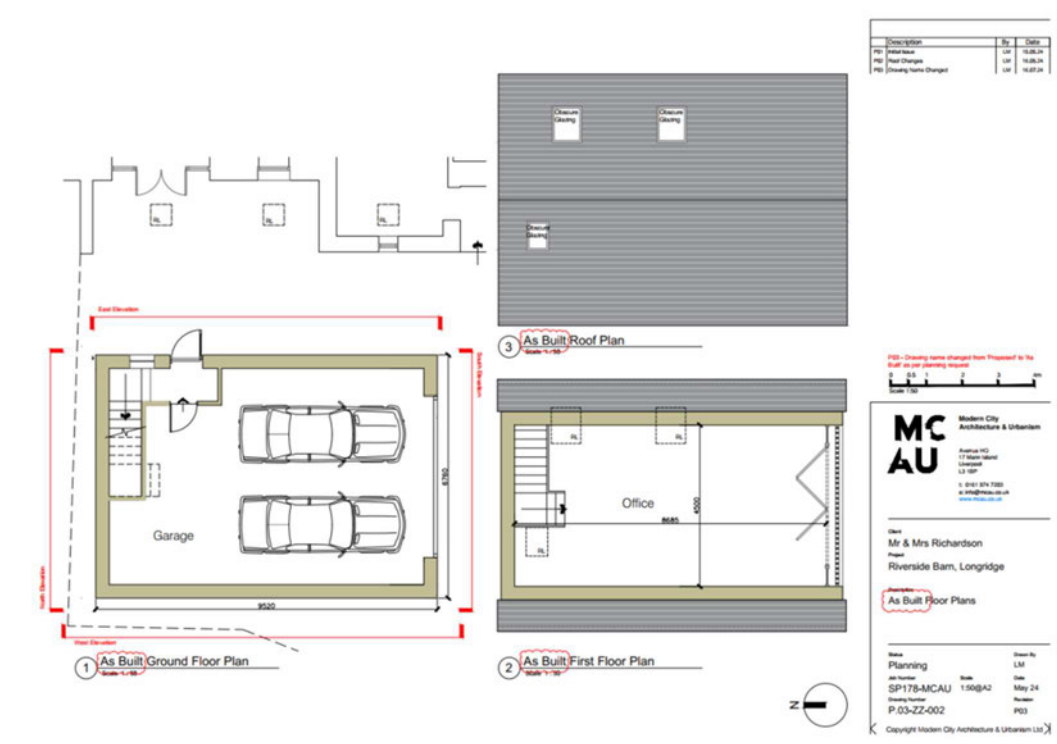
Graham Sanderson
Director, PSA Design Ltd.

Appendix A – Architects Plans

Location / redline plan:



Layout and elevation plans:





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Material Key

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Scale

0' 1" 2" 3" 4" 5" 6" 7" 8" 9" 10'

MC AU

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Prepared by: SP & Mrs. Richardson

Project: Riverside Barn, Longridge

As Built Elevations and Sections

Drawn by: SP & Mrs. Richardson

Scale: 1/4" = 1'-0"

Sheet: 24

Project: Riverside Barn

Project No: P-20-001-002

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