

Householder and Other Minor Extensions in Flood Zone 2 & 3

This guidance is for domestic; and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. **It should NOT be applied if an additional dwelling is being created.**

Subterranean/Basement Extensions

Due to the risk of rapid inundation by floodwater; basements should be avoided in areas at risk of flooding. The Environment Agency consider self-contained basement dwellings to be 'Highly Vulnerable' development and recommend that such developments should not be permitted in Flood Zone 3

Above Ground Extensions

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

Details of any flood proofing/resilience and resistance techniques, to be included should be in accordance with 'Improving the flood performance of new dwellings' CLG (2007)

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

"I hereby confirm that 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".

Application Reference.....

Site Address.....

Signed – Applicant

Or Signed – Agent

Date.....