

Aline Goult
Elmbridge Borough Council
Development Control
Civic Centre
High Street
Esher
Surrey
KT10 9SD

Our ref: WA/2017/123554/01-L01
Your ref: 2017/0445
Date: 15 March 2017

Dear Ms Goult,

**SINGLE STOREY SIDE EXTENSION, 0.9M INCREASE IN RIDGE HEIGHT
INCORPORATING FRONT AND REAR DORMER WINDOWS AND TWO STATIC
MOORINGS (AMENDED DESCRIPTION) AT RIVERSIDE CHURCH WALK,
WEYBRIDGE, SURREY, KT13 8JT.**

Thank you for consulting the Environment Agency on the above planning application. Please note that I am responding on behalf of the Thames Area who normally deal with your Authority.

Whilst in principle this proposal is likely to be acceptable to us, we firstly require clarification of a number of points before commenting further on it. Without this clarification we may object.

Flood Risk

Flood Risk Assessment (FRA)

FRA submitted with the application does not reflect what has been applied for on the application form or in the supporting plans.

The FRA states that the proposal is for a for a single storey side extension incorporating garage, single storey rear extension, front and rear dormer windows and wooden decking at the rear. There is a plan contained within the FRA of the proposed ground floor by Dols Wong Architects numbered 102/a 1302 that pre dates the other ground floor plan submitted with the application. The plan in the FRA shows a garage to the side and a decked area, and no parking. The FRA also refers to voids that will be incorporated into the extensions and ramping for the garage.

Again there is no detail regarding a side garage, rear extension or decked area on the other plans submitted. Therefore, the FRA does not reflect the development proposal as contained within the plans to be approved. Therefore, we would expect the FRA to be updated to reflect what exactly is being proposed, otherwise the information supplied is not appropriate.

We can however confirm that we are satisfied that the proposed extension on the plans to be approved (not those contained with the FRA) show that the proposed side extension is entirely within Flood Zone 3a.

We note that the extension will have finished floor levels set at 11.86mAOD according

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to the plan and FRA. The FRA says that this means that finished floor levels are 300mm above the 1 in 100 climate change level. However, the FRA has not taken into account the latest climate change allowances and they have set the finished floor levels based on the 20% allowance. Therefore, they haven't assessed the 35% climate change for the finished floor levels for the extension and therefore they will not have our recommended 300mm freeboard. However, as this is for an extension and the 300mm is a recommendation, rather than a requirement, we are satisfied that whilst it may have a reduced freeboard the floor level will be acceptable.

Moorings

The application form submitted by the applicant says they are applying for "general refurbishment, side and roof extensions of the two above mentioned properties, including the raising of the existing ridge height to accommodate a new second floor". However the description on the website says "Single storey side extension, 0.9m increase in ridge height incorporating front and rear dormer windows and two static moorings".

Can you please get confirmation as to whether the moorings are part of this application. We note that the proposed ground floor drawing 221/1302 by Dols Wong architects has identified two new moorings, but there is no cross section/design drawing of these, or mention of them in the Flood Risk Assessment or supporting information. If these are part of this planning application then the details of these proposed static moorings should be included in the application. .

NOTE TO LPA

Main River Buffer

As the development will be at least 5m from the top of bank we are satisfied that the works associated with building the extension will not adversely impact on the banks. However, they may need an Environmental Permit for flood risk activity. This would also apply to works in, under, over or within 8 metres of the top of bank.

We do however note that in the Elmbridge Flood Risk Supplementary Planning Doc May 2016 Section 3.4.280 it states that for riverside development that all developments must retain an 8 metre undeveloped buffer strip alongside Main Rivers and a 5 metre wide buffer strip alongside Ordinary Watercourses. This should be considered as to whether this affects the development proposal.

NOTE TO APPLICANT

Flood Risk Management Environmental Permit

Under the Environmental Permitting (England and Wales) Regulations 2010 permission from the Environment Agency may be required should any site/site infrastructure works take place in, under, over or within 8 metres of the bank top of a designated main river. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

An Environmental Permit may also be required for any works on, or within 8 metres of the landward toe of any Environment Agency designated flood defence structure(s). It is common in larger river systems, or tidal areas, for Environment Agency flood defences to be located in excess of 8 metres from the main channel or coastline, and greater than 20 metres in some instances.

To find the location of Environment Agency flood defence structure and main rivers,

together with further information, please refer to our [Flood Maps](#).

The need for Flood Defence Consent is over and above the need for planning permission. To discuss the scope of the controls please contact the Environment Agency on 03708 506 506.

Please contact us if you have any queries.

Yours sincerely

Michael Holm

Michael Holm

Sustainable Places - Planning Advisor

ON BEHALF OF THAMES AREA OFFICE

Telephone 03708 506 506

Email planning_THM@environment-agency.gov.uk

cc Dols Wong Architects