
FLOOD RISK ASSESSMENT AND STANDING ADVICE COMPLIANCE STATEMENT

Application Reference: H16-0167-26

Site Address: 74 Tyne Close, Spalding

Proposal: Single storey rear extension joining to the existing garage

Applicant: E Stefianak

1. SITE LOCATION AND FLOOD ZONE

The application site relates to the existing residential property at **74 Tyne Close, Spalding**.

According to the Environment Agency **Flood Map for Planning**, the site is located within **Flood Zone 3**, which is defined as land having a high probability of flooding from rivers or the sea.

The proposal relates to **minor development to an existing residential dwelling**, comprising a **single storey rear extension joining to the existing garage**.

2. NATURE OF THE DEVELOPMENT

The proposed development comprises a **single storey rear extension connecting to the existing garage of the dwelling**.

The proposal represents **minor residential development within the curtilage of an existing dwelling** and does not introduce additional residential units.

The development will:

- Extend the existing dwelling footprint only modestly
- Not alter the overall use of the site
- Not introduce basement development or vulnerable uses

3. SEQUENTIAL TEST

The proposed development relates to **minor development within the curtilage of an existing residential dwelling**.

In accordance with the **National Planning Policy Framework**, the Sequential Test is **not required for minor development**, including householder extensions.

The proposal therefore accords with national planning policy relating to development in areas at risk of flooding and is consistent with the **Environment Agency standing advice for development within Flood Zone 3**.

4. FLOOD RISK CONSIDERATIONS

The proposal will not increase flood risk either on-site or elsewhere.

The extension is modest in scale and will be constructed within the established residential curtilage of the property where surrounding development already exists.

The proposal will not:

- Obstruct flood flow routes
- Reduce flood storage capacity
- Increase flood risk to neighbouring properties

5. FINISHED FLOOR LEVELS AND FLOOD MITIGATION

In accordance with Environment Agency standing advice for development within Flood Zone 3, the following mitigation measures will be incorporated:

The finished floor level of the proposed extension will be set no lower than the existing finished floor level of the dwelling, and appropriate flood resilient construction techniques will be incorporated where necessary.

These measures are consistent with the guidance contained within *Improving the Flood Performance of New Buildings (CLG, 2007)* as referenced within the Environment Agency flood risk assessment guidance.

Flood Risk Questionnaire

Where appropriate, flood resilience measures may include:

- Use of water resistant materials at lower levels
- Raised electrical sockets and services where necessary
- Solid floor construction

6. SURFACE WATER DRAINAGE

Surface water drainage from the proposed extension will continue to be managed through the **existing drainage arrangements serving the property.**

The development will not significantly increase the impermeable area of the site and therefore **will not result in increased surface water runoff or increased flood risk elsewhere.**

Given the minor scale of the development and the limited increase in impermeable area, **the proposal is not expected to materially alter existing site drainage characteristics.**

Should any new hardstanding be introduced, **permeable materials or drainage arrangements equivalent to the existing discharge regime will be utilised to ensure no increase in surface water runoff rates from the site.**

7. SAFE ACCESS AND EGRESS

The proposal relates to alterations and extension to an **existing occupied dwelling with established access arrangements.**

The development does not alter the access arrangements to the property and therefore **safe access and egress will remain unchanged.**

8. CONCLUSION

This site-specific Flood Risk Assessment demonstrates that the proposed development represents **minor residential development within the curtilage of an existing dwelling**.

The proposal will:

- Not increase flood risk on or off the site
- Maintain finished floor levels at or above existing levels
- Incorporate appropriate flood resilience measures where necessary
- Maintain existing drainage arrangements

The development is therefore considered **acceptable in flood risk terms and compliant with national planning policy and Environment Agency standing advice for development in Flood Zone 3**.

Route to this page -->Matrix-->Matrix>Cell D3

Restart

Print Form

Householder and other minor extensions in Flood Zones 2 and 3

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. In this instance consult the Environment Agency.

We recommend that:

Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with 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 Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

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 existing levels AND, flood proofing of the 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)	Yes
Or; Floor levels within the extension 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 any year. This flood level is the extent of the Flood Zones	This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum ¹	No

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.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are 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..

Cumulative impact of minor extensions and the removal of Permitted Development rights.

There is potential for cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

Permeable paving and changes to permitted development rights for householders

On the 1st October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

The Environment Agency supports the GPDO amendment as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

End of comment

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
523469/323084

Created
5 March 2026 13:00

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2026 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)
523469/323084

Scale
1:2,500

Created
5 Mar 2026 13:00

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m