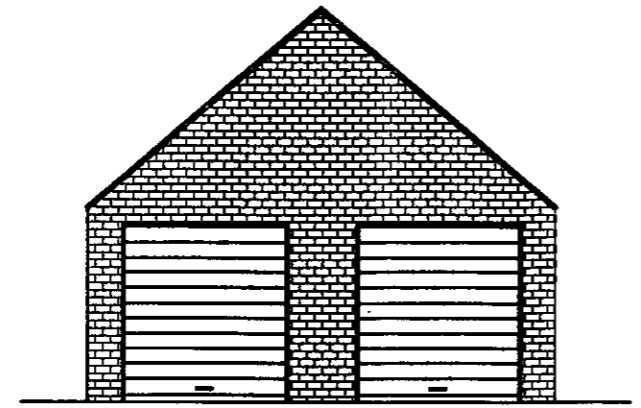
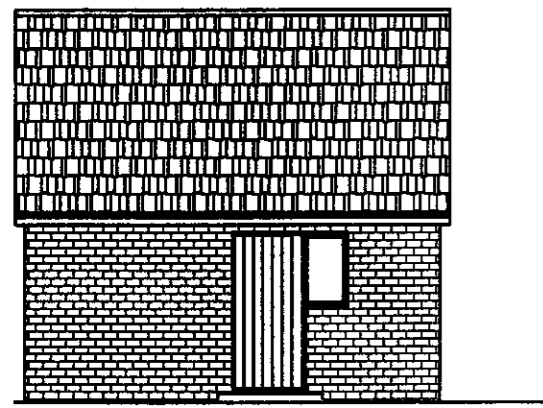
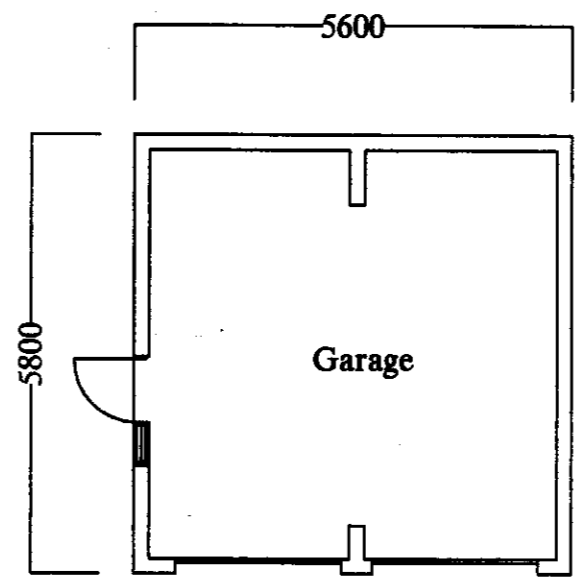


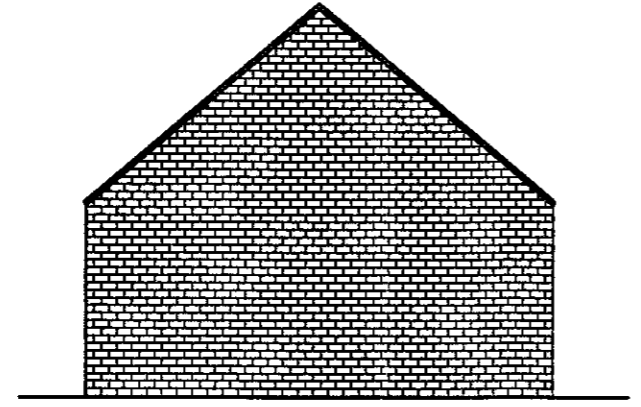
Side Elevation



Front Elevation



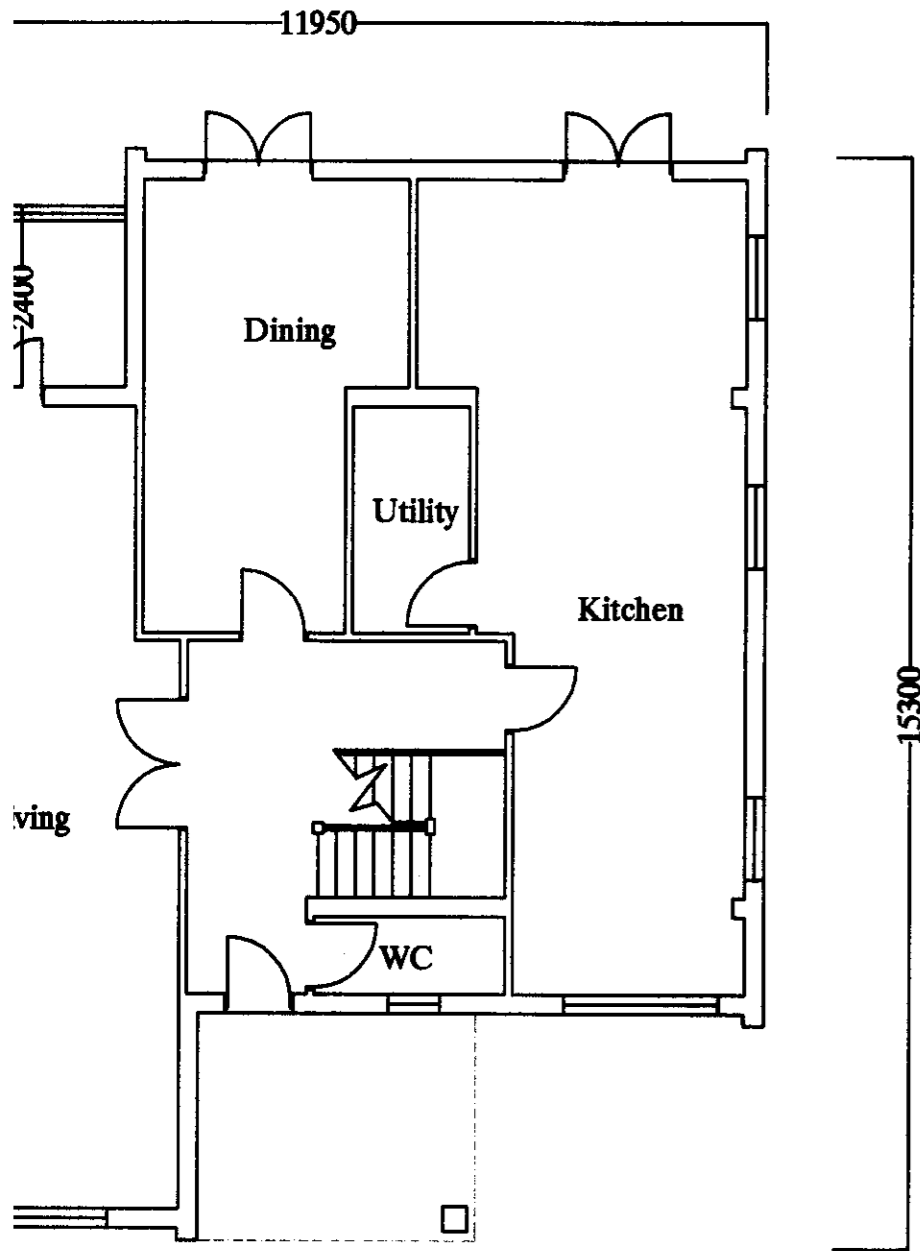
Side Elevation



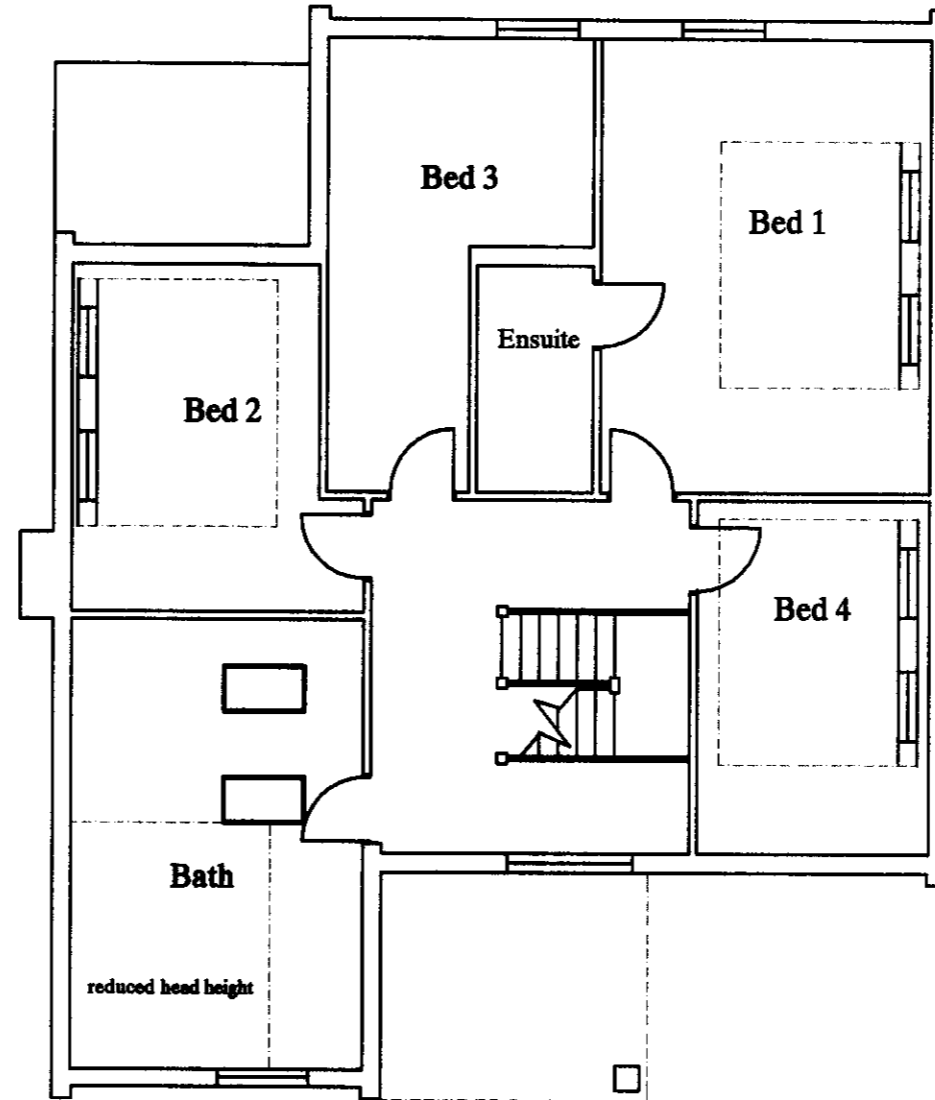
Rear Elevation

NYW/PA
21 JUL 2009

Mr & Mrs Bingham 111 Hackness Road Scalby Scarborough North Yorkshire	Garage Elevations Scale 1:100 Date: 19:07:09 Drawing no: FIVE <small>Do Not Scale From Drawing</small>
---	--



Second Floor Layout



First Floor Layout

NYM/NPA
21 JUL 2009

- REV E 18:07:09 Roof / Conservatory revised
- REV D 10:07:09 General Revision
- REV C 09:07:09 General Revision
- REV B 24:05:09 Revised per NYMNP comments
- REV A 07:05:09 Revised per NYMNP comments

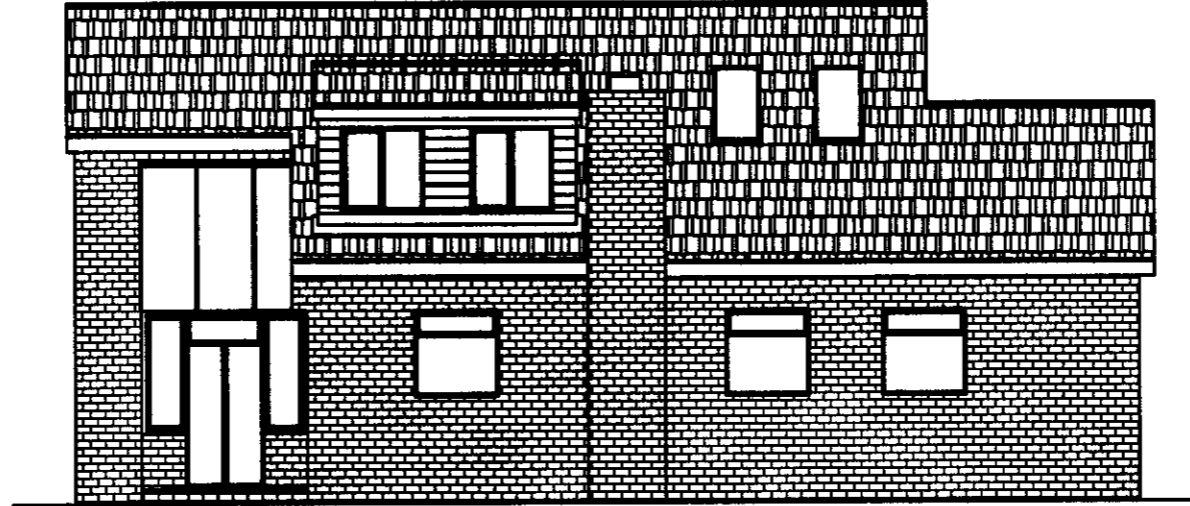
Mr & Mrs Bingham	Proposed Layout
111 Hackness Road	
Scalby	Scale 1:100
Scarborough	Date: 03:04:09
North Yorkshire	Drawing no: THREE
	Do Not Scale From Drawing

NYMNP 2009 7 0 4 8 6 7 EL



500mm wallplate rise

Front Elevation

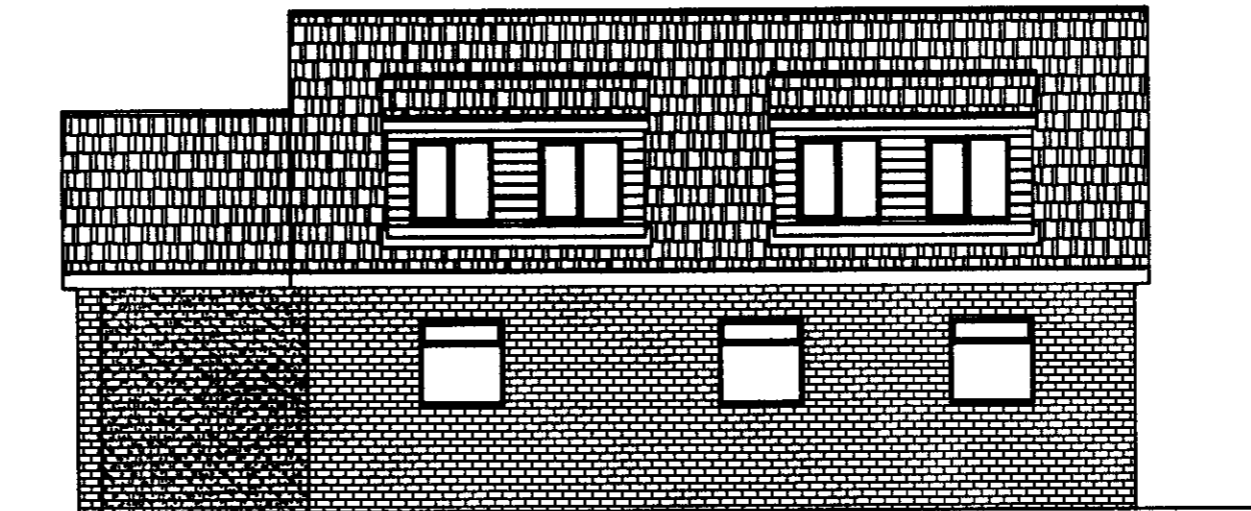


Side Elevation

NYMNP
21 JUL 2009



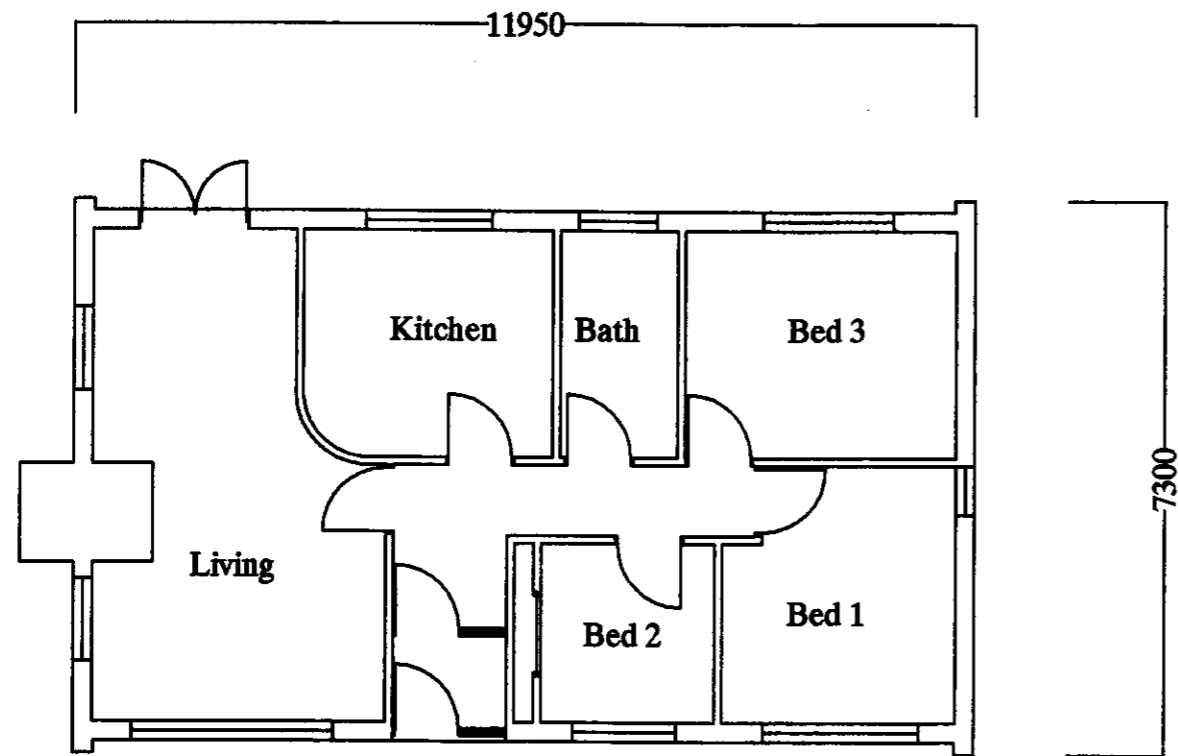
Rear Elevation



Side Elevation

- REV E 18:07:09 Roof / Conservatory revised
- REV D 10:07:09 General Revision
- REV C 09:07:09 General Revision
- REV B 24:05:09 Revised per NYMNP comments
- REV A 07:05:09 Revised per NYMNP comments

Mr & Mrs Bingham	Proposed Elevations	
111 Hackness Road	Scale	1:100
Scalby	Date:	04:04:09
Scarborough	Drawing no:	FOUR
North Yorkshire	Do Not Scale From Drawing	



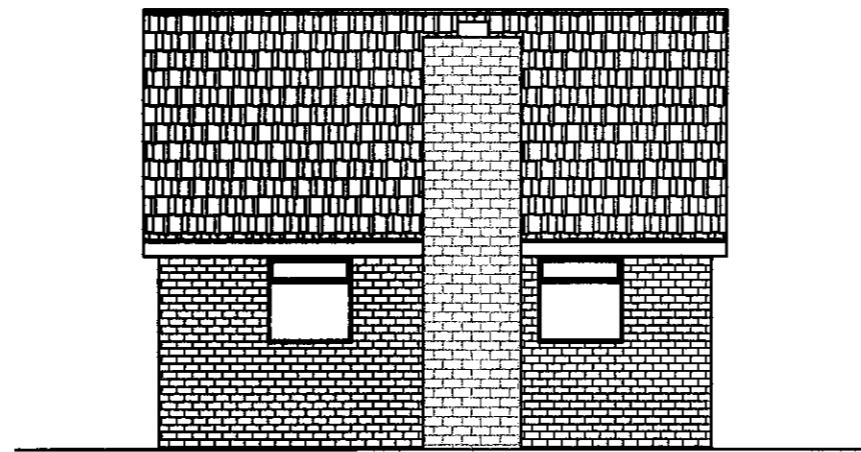
Ground Floor Layout

NYM/09A
21 JUL 2009

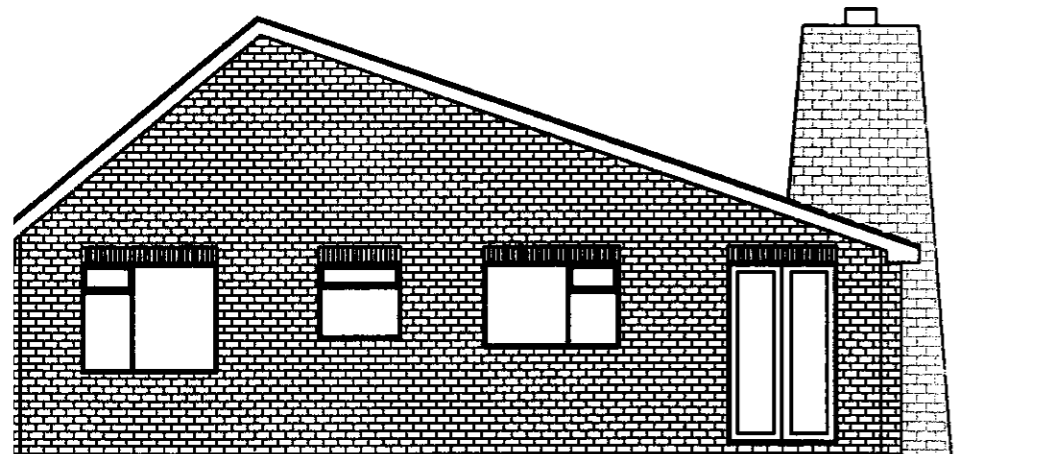
Mr & Mrs Bingham	Existing Layout
111 Hackness Road	
Scalby	Scale 1:100
Scarborough	Date: 02:04:09
North Yorkshire	Drawing no: ONE
	<small>Do Not Scale From Drawing</small>



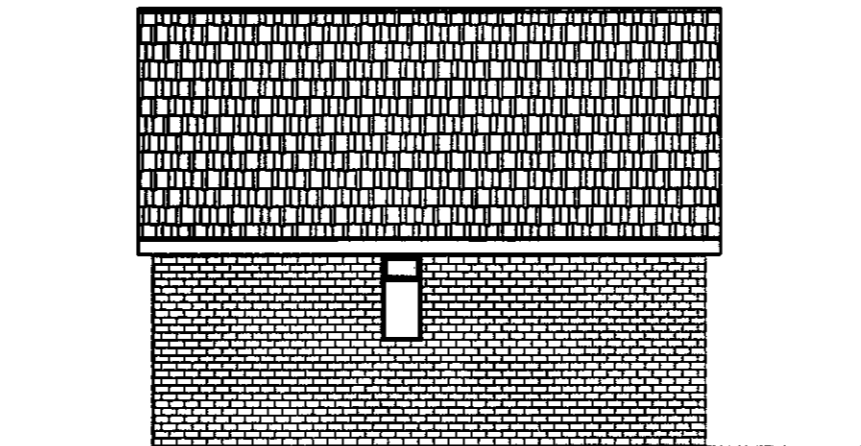
Front Elevation



Side Elevation



Rear Elevation



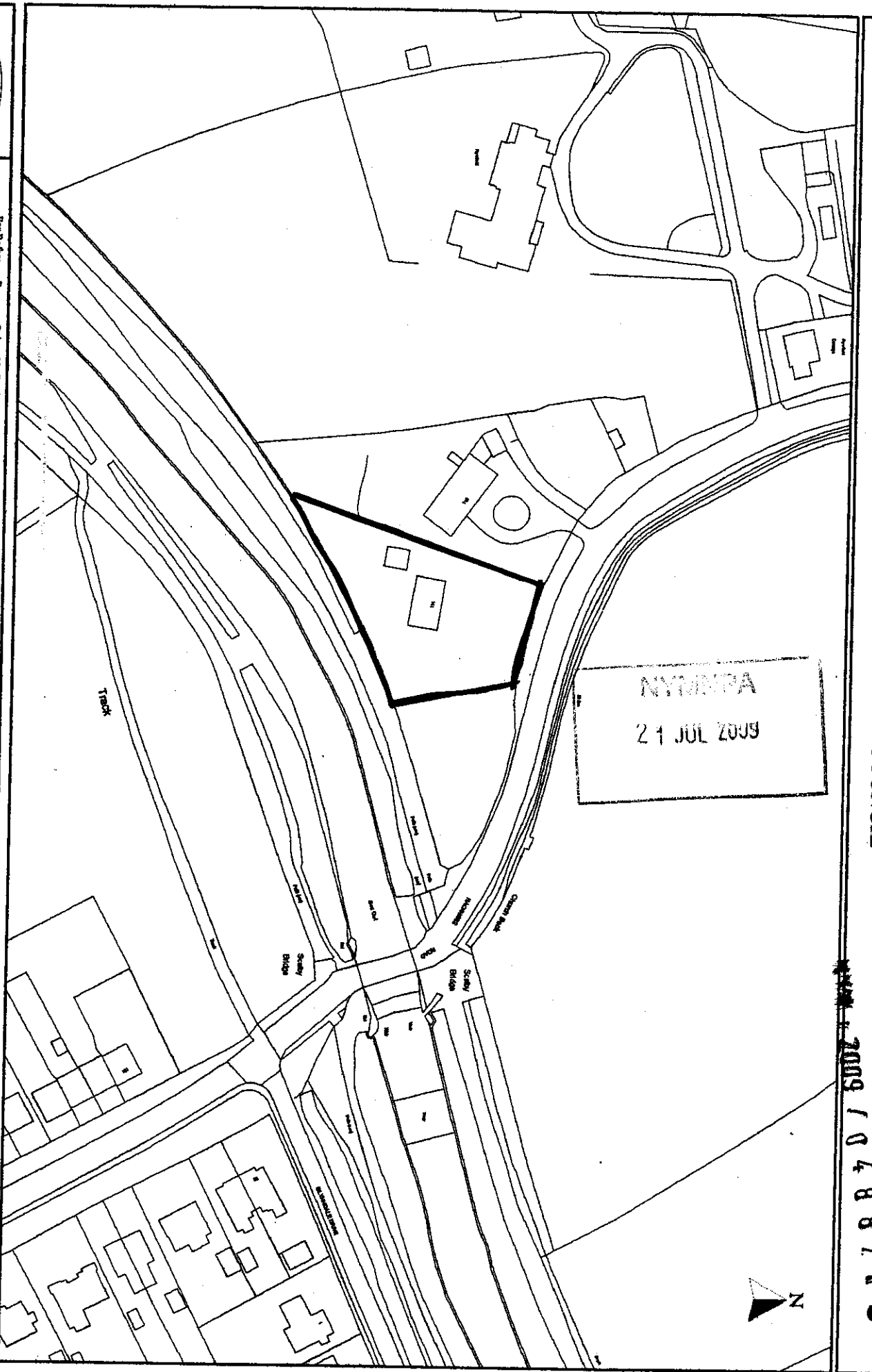
Side Elevation

NYC/NPA
21 JUL 2009

Mr & Mrs Bingham	Existing Elevations
111 Hackness Road	
Scalby	Scale 1:100
Scarborough	Date: 03:04:09
North Yorkshire	Drawing no: TWO
	<small>Do Not Scale From Drawing</small>

SCARBOROUGH BOROUGH COUNCIL

2009 / 0 4 8 8 / P 1

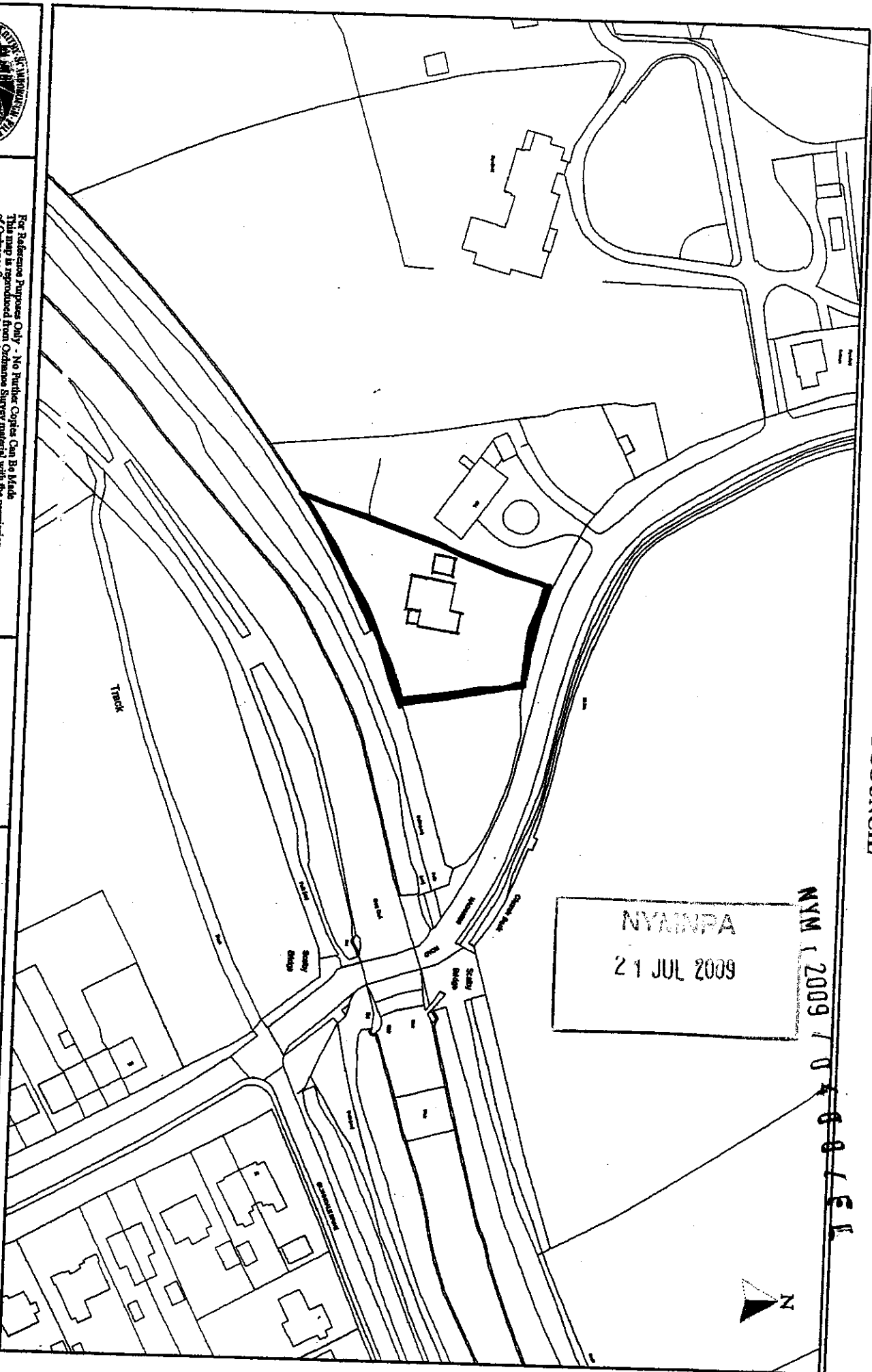


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 Scarborough Borough Council MSA DSCA100, 2009.

Scale 1/1250
 Date 20/3/2009

Existing Local Plan

SCARBOROUGH BOROUGH COUNCIL



NYM/NPA
21 JUL 2009

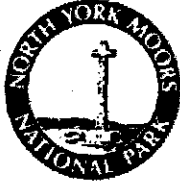
NYM 1 2009 / 0 4 0 0 / E L



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Scarborough Borough Council MS/DSCA1001, 2009.

Scale 1/1250
Date 20/3/2009

Proposed Location Plan



09/488
 PT1

North York Moors National Park Authority
 The Old Vicarage
 Bondgate
 Helmsley
 York
 YO62 8BP

Telephone: 01438 770657
 Email: dc@northyorkmoors-npa.gov.uk
 Website: www.moors.nk.net

Householder Application for Planning Permission for works or extension to a dwelling.
 Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and its supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address		2. Agent Name and Address	
Title: MR	First name: JOHN	Title: MR	First name: PHILIP
Last name: BINGHAM		Last name: MARKHAM	
Company (optional):		Company (optional): MARKHAM - inc	
Unit:	House number: 5/5	Unit:	House number:
House name: BELVOIR TERRACE		House name: FAIRFIELD COTTAGE	
Address 1: SCARBOROUGH		Address 1: THROXENBY HALL	
Address 2: NORTH YORKSHIRE		Address 2: THROXENBY LANE	
Address 3:		Address 3: SCARBOROUGH	
Town:	NYM/NPA	Town:	
County:	21 JUL 2009	County:	
Country:		Country:	NORTH YORKSHIRE
Postcode:	YO4 2PP	Postcode:	YO12 5RE

3. Description of Proposed Works

Please describe the proposed works:

- * EXTENSION TO FRONT + REAR OF PROPERTY, PLUS NEW ROOF + ROOMS WITHIN IT
- * RELOCATION OF DOUBLE GARAGE

3. Description of Proposed Works (continued)

Has the work already been started without planning permission? Yes No

If Yes, please state when the works were started (DD/MM/YYYY): (date must be pre-application submission)

Has the work already been completed without planning permission? Yes No

If Yes, please state when the works were completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently). Please tick if the full contact details are not known, and then complete as much possible:

Officer name:

Reference:

Date (DD MM YYYY): (must be pre-application submission)

Advice given:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

<input type="text"/>	<input type="text" value="NYMINPA"/>	<input type="text"/>
<input type="text"/>	<input type="text" value="21 JUL 2009"/>	<input type="text"/>

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? Yes No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers e.g. T1, T2 etc. and state the reference number of any plans or drawings:

8. Parking

Will the proposed works affect existing car parking arrangements? Yes No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the Council? Yes No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	BRICK / STONE TIMBER CLADDING	BRICKWORK TO MATCH EXISTING.	<input type="checkbox"/>	<input type="checkbox"/>	
Roof	CONCRETE TILES	TO MATCH EXISTING	<input type="checkbox"/>	<input type="checkbox"/>	
Windows	ROTTEN TIMBER	WHITE UPVC	<input type="checkbox"/>	<input type="checkbox"/>	
Doors	" "	" " "	<input type="checkbox"/>	<input type="checkbox"/>	
Boundary treatments (e.g. fences, walls)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Vehicle access and hard-standing	Double Garage	Double garage relocated	<input type="checkbox"/>	<input type="checkbox"/>	
Lighting			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Others (please specify)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

NYM/PA
21 JUL 2009

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Dwg 1-4, D+A Statement, location plans.

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--	--	--

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served
MRS MORLEY (Deceased)	C/O BIEDSAL + SNOWBALL, 10 TALK PLACE, SCARSDOROUGH	2nd July 09

NYM/NPA
21 JUL 2009

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

		22 nd July 09
--	--	--------------------------

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

--	--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--	--	--

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, any agricultural holding

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22nd July 09

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

NYEDIPA

21 JUL 2009

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- | | | |
|--|--|--|
| 3 copies of a completed and dated application form: <input checked="" type="checkbox"/> | 3 copies of a design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/> <ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads | The correct fee: <input checked="" type="checkbox"/> |
| 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: <input checked="" type="checkbox"/> | | 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): <input checked="" type="checkbox"/> |
| 3 copies of other plans and drawings or information necessary to describe the subject of the application: <input checked="" type="checkbox"/> | | 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): <input checked="" type="checkbox"/> |

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

22nd July 09

(date cannot be pre-application)

14. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) Agent Applicant Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

12. Planning Application Requirements - Checklist

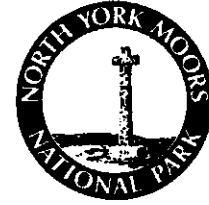
Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. The correct fee: The original and 3 copies of the following documents:

The completed and dated application form <input checked="" type="checkbox"/>	The completed, dated Article 7 Certificate (Agricultural Holdings) <input checked="" type="checkbox"/>	A design and access statement where proposed works fall within one of the following designated areas: <input checked="" type="checkbox"/>
A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of north <input checked="" type="checkbox"/>	The completed, dated Ownership Certificate (A, B, C or D - as applicable) <input checked="" type="checkbox"/>	<ul style="list-style-type: none"> • National Park • Site of special scientific interest • Conservation area • Area of outstanding natural beauty • World Heritage Site • The Broads
Other plans and drawings or information necessary to describe the subject of the application <input checked="" type="checkbox"/>		

NYM/PA
21 JUL 2009

VALIDATION CHECKLIST

HOUSEHOLDER APPLICATIONS
for extensions, detached outbuildings
and
other alterations to existing dwellings

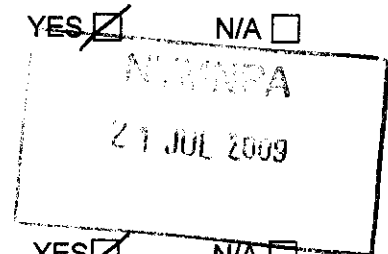


Please complete the attached checklist to indicate what you have included with your application. All plans should include paper size, key dimensions and scale.

STANDARD REQUIREMENTS:

(1 original and 3 copies to be supplied unless the application is submitted electronically)

- | | | |
|--|---|---|
| Completed application form | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Completed Certificate of Ownership, A, B, C or D as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Location Plan at a scale of 1:2500 or 1:1250 with your application site edged red and any other land in your ownership edged in blue. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing site layout plans at a scale of 1:500, 1:200 or 1:100 showing the site in relation to existing buildings and site boundaries. The plan should indicate where existing features of the site are located including existing buildings (indicating proposed demolitions), trees (identifying any proposed felling), means of access and type of enclosure (wall, fence, hedges) and shall show adjacent properties/buildings. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Proposed site layout plans at a scale of 1:500, 1:200 or 1:100 | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed elevations to a scale of 1:50 or 1:100
Requirements dependent on position of extension eg. no front elevation required for rear extension etc. | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Existing and proposed floor plans to a scale of 1:50 or 1:100 For each floor ie, ground and first floor plans required for two storey extension | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Roof Plans to a scale of 1:50 or 1:100
If proposed development alters the existing roof | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Existing and proposed site sections and finished floor level and site levels to a scale of 1:50 or 1:100 | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Design and Access Statement | YES <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| Manufacturers specification/leaflet , for proposals incorporating plant/machinery (swimming pools/wind turbines) | YES <input type="checkbox"/> | N/A <input checked="" type="checkbox"/> |
| Application fee
Please consult our enclosed Schedule of Fees
Cheques are to be made payable to NYMNPAA | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> |



ADDITIONAL REQUIREMENTS (where likely to be relevant to the development proposed)

Biodiversity Survey and Report

YES

N/A

Flood Risk Assessments/ Sequential Test (flood zones)

YES

N/A

Tree Survey/Arboriculture Assessment

YES

N/A

Where ground based works within 2 metres of the crown spreads of any trees covered by Tree Preservation Order or tree located in a village Conservation Area

NYM/PA
21 JUL 2009

Design & Access Statement for 111 Hackness Rd, Scalby

Details

Mr J Bingham
5 Belvoir Terrace
Scarborough
North Yorkshire

Site Address

111 Hackness Rd
Scalby
Scarborough
North Yorkshire

Description

The property is situated on the fringe of Scalby Village.

The area is a mix of periods ranging from 18C to Victorian and Edwardian properties with the occasional new build being built on brown field sites.

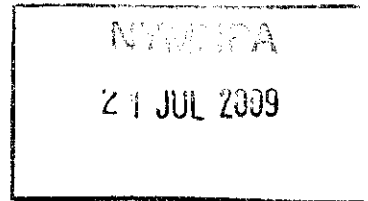
The subject property was built in 1969

The main elevation faces onto Hackness Rd.

Existing Design

The property is typical of a 1960's home with defined roof pitch & oversized chimney stack.

The existing dwelling has fallen into some disrepair & Mr & Mrs Bingham would like to turn it into a family home for themselves & their two young children.



Proposed Design

In order to provide an acceptable solution to the issue, it is proposed to raise the roof up by 500mm from the wall plate. This will give the family on good sized master bedroom, two children's bedrooms plus one guest bedroom.

It should be noted that all these rooms are essentially in the eaves, so the raising of the wall plate will give a better usage of the floor space available.

Dormer windows will provide light as well as giving a 1960's design solution to the property.

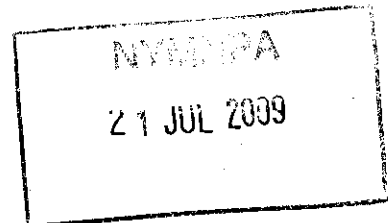
There is proposed to be a small extension to the front and a larger 2 storey extension / conservatory to the rear. This will enable a more balanced ground floor layout for a growing family.

Philosophy & Approach

The internal areas are already accessible to able bodied & disabled persons & it is proposed to maintain them as such.

Consultation

There has been one meeting on site with NYMNP A planner Mrs H. Saunders, & several emails / sketch schemes to iron out any design issues.



Design Standards

The following have been followed & consulted in the preparation of the scheme: -

- The Building Regulations
- Planning Policy
- The Disabled Discrimination Act
- CABE Gov't Policy interpretation
- Guidance on changes to the Development Control System circular
- Access by Design Website
- Part M Of the Building Regs ref disabled access

Conclusion

It is therefore concluded that by raising the roof & sympathetically re-modelling the layout a family home can be created, whilst still staying true to the 1960's design period.

NYM/FLA
21 JUL 2009



Environmental Planning & Consultancy Services
(Part of East Yorkshire Farm Services)

3 The Old Cattle Market Smiddy Hill Pickering North Yorkshire YO18 7AN

Agricultural Consultants • Crop & Farm Management Specialists • Flood Risk Assessments • Surveying & Planning Specialists • Land Drainage Consultants

NYMNP
04 SEP 2009

FLOOD RISK ASSESSMENT

RE

**PROPOSED EXTENSION TO
NO. 111 HACKNESS ROAD, SCALBY
SCARBOROUGH, NORTH YORKSHIRE**

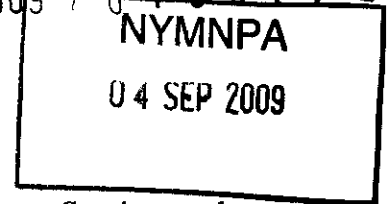
FOR

MR & MRS J BINGHAM

Prepared by : P W Fisher, NDA, MIAgrIM
Environmental Planning & Consultancy Services
Pickering

August 2009

Partners: E B Bowles B Sc(Agric) DTA P W Fisher NDA



INTRODUCTION

This report has been prepared by Environmental Planning and Consultancy Services at the request of Mr & Mrs J Bingham and their agent/architect Mr P Markham. The report relates to proposals for an extension to the existing bungalow at 111 Hackness Road, Scalby.

SITE

The site of the bungalow at 111 Hackness Road, Scalby is on the southern fringe of Scalby village and on the south side of Hackness Road approximately 50 metres north west of the bridge over the Sea Cut. The site itself sits between Hackness Road and the north side flood bank of the Sea Cut. Church Beck runs along the north side of Hackness Road.

DEVELOPMENT PROPOSALS

The proposed extension works to No 111 Hackness Road effectively converts a three bedroomed ground floor bungalow to a four bedroomed two floored property. The ground floor is extended both to the north and south.

FLOODING HISTORY

In recent years there have been a number of flooding incidents in the Scalby area, these occurring after spells of extremely heavy rainfall. These flooding incidents have been predominantly in the vicinity of Cow Wath Beck on the eastern fringe of the village. In the worst of the recent flood events, when the Sea Cut has been running at full capacity, there has been flooding of Hackness Road near Scalby Bridge. This, however, has been minimal with the majority of the floodwater overtopping Church Beck moving into the low lying field area to the north and east of the beck. The land here is substantially lower than Hackness Road.

CHURCH BECK

This watercourse discharges into the Sea Cut at Scalby Bridge. The beck extends in a northerly direction past the western fringe of the village where it is called Foulsyke Beck. It then extends further north over Barmoor Road and past Foulsyke Farm towards Swarthlands Lane and a property known as The Pines. A tributary ditch, Washy Cote Beck, joins up to Foulsyke Beck midway

between Foulisyke Farm and The Pines. This beck extends in a north westerly direction to the north west fringe of Burniston village.

A further watercourse joins up to Church Beck approximately 150 metres north of the application site. This extends in a westerly direction for approximately 2 kilometres towards Cockham Gill. Further watercourses extend northwards in the valley areas around Coomboots and Wreahed Rigg.

In total, the catchment area of Church Beck extends to approximately 350-400 hectares (865-1000 acres).

Where the Beck runs past the development site the channel is 1.10 metres deep with a top width of approximately 3 metres and a bottom width of approximately 1.20 metres. The beck has a stone/gravel bed which, even in times of low rainfall, maintains a relatively fast, self cleansing velocity. Machine maintenance to remove siltation is not necessary. The only likely restrictions to the flow are weed growth during summer and tree branches which can easily be removed by hand.

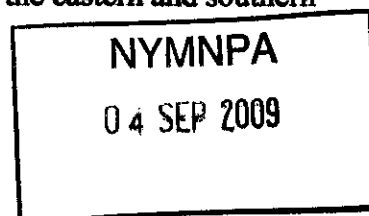
A plan showing the network of watercourses is annexed to the report.

TOPOGRAPHIC SURVEY DETAILS

The topographic survey shows the floor level of the existing bungalow, and also levels in the surrounding garden area, the north side flood bank adjacent to the Sea Cut, Hackness Road and in Church Beck and the low lying field area adjacent to Church Beck. All of the levels are related to Ordnance Datum with the datum point being a Bench Mark – value 49.32m on Low Hall Miners Convalescent Home (approximately 300 metres north west of the application site)

SITE FLOOD RISK POTENTIAL

The Environment Agency Flood Map, copies of which are annexed to this report, shows the site of the bungalow at 111 Hackness Road to be in the Zone 1, “Low Probability” area. Nearby areas are, however, in the Zone 3 “High Probability” area. This area extends to the eastern and southern fringes of the garden of the property.



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**FLOOD RISK VULNERABILITY CLASSIFICATION
SEQUENTIAL/EXCEPTION TEST**

The risk-based sequential test should be applied at all stages of planning. Its aim is to steer new development to areas of lowest probability of flooding (Zone 1).

PPS25 provides the most up to date guidance in respect of flood risk, particularly in relation to new development proposals. Within PPS25, Table D1 (pages 22, 23 and 24) provides advice in respect of the defined flood zones and the type of development that is, or is not, acceptable within these zones. Table D2 (pages 25 and 26) identifies flood risk vulnerability classifications i.e., the type of uses considered to be appropriate within the defined flood zones.

There are three different defined flood zones – these being as follows :-

Zone 1 “Low Probability”- this is defined as having less than 1 in 1000 annual probability of flooding in any year. Within this zone PPS25 accepts that all uses of land are appropriate.

Zone 2 “Medium Probability” – is defined as having between a 1 in 100 and 1 in 1000 annual probability of flooding. Less vulnerable and more vulnerable uses of land and essential infrastructure detailed in Table D2 are appropriate in this zone. Subject to the Sequential Test being applied, highly vulnerable uses shown in Table D2 are only appropriate if the Exception Test is passed.

Zone 3 “High Probability” – is defined as having a 1 in 100 or greater annual probability of flooding. Less vulnerable uses of land shown in Table D2 are appropriate in this zone but not highly vulnerable uses. More vulnerable and essential infrastructure uses in Table D2 should only be permitted in this zone if the Exception Test is passed.

The proposed development for this application is located in the Zone 1 (Low Probability) area.

Table D2 of Planning Policy Statement 25 classifies development into degrees of flood risk vulnerability. Buildings used for dwelling houses are classified as “More Vulnerable”.

From Table D3 (page 27) of Planning Policy Statement 25, the construction of “More Vulnerable” development within an area of Flood Risk Vulnerability Classification Zone 1 is considered to be an appropriate type of development.

CONCLUSIONS/RECOMMENDATIONS

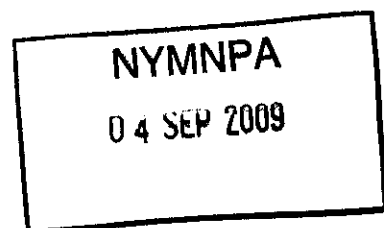
In view of the fact that the property is situated outside both the Medium and High Probability flood zones, it is considered that there is no risk of the development being affected by any future flood event. Nevertheless, the low lying areas of the garden – which are in the High Probability flood zone may well be affected by flooding.

The sequential test clearly shows that development in the Low Probability area is appropriate. It is, however, recommended that when the property is extended, all electrical wiring and sockets are at least 600mm above the finished ground floor level. Due to the close proximity of the Zone 3 High Probability area, it is also suggested that the property is linked to the Environment Agency Flood Warning System so as to ensure that the occupants are aware of any future flood event.

Emergency access and egress to the property is available from both Scalby village (to the north) and Newby/Scarborough (to the south) via Hackness Road.

ANNEXED DETAILS

- i) Site Location Plan (Scale 1 in 1000).
- ii) Topographic Survey Detail (Scale 1 in 1000).
- iii) Environment Agency Flood Risk Area Plan (Scale 1 in 10,000).
- iv) Environment Agency Enlarged Flood Risk Area Plan (Scale 1 in 5000).
- v) Watercourse Network Catchment Area Plan (Scale 1 in 10,000).

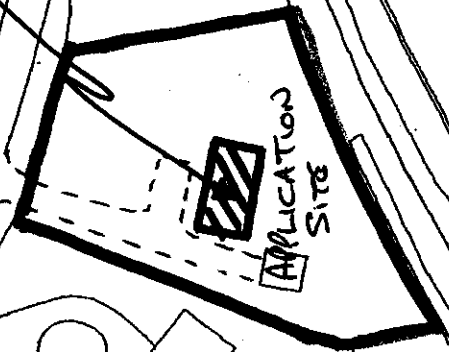


Proberts Extension Works - 111 HAGNESS ROAD, SCALBY
SITE LOCATION PLAN

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Proberts To 88
EXTENDED



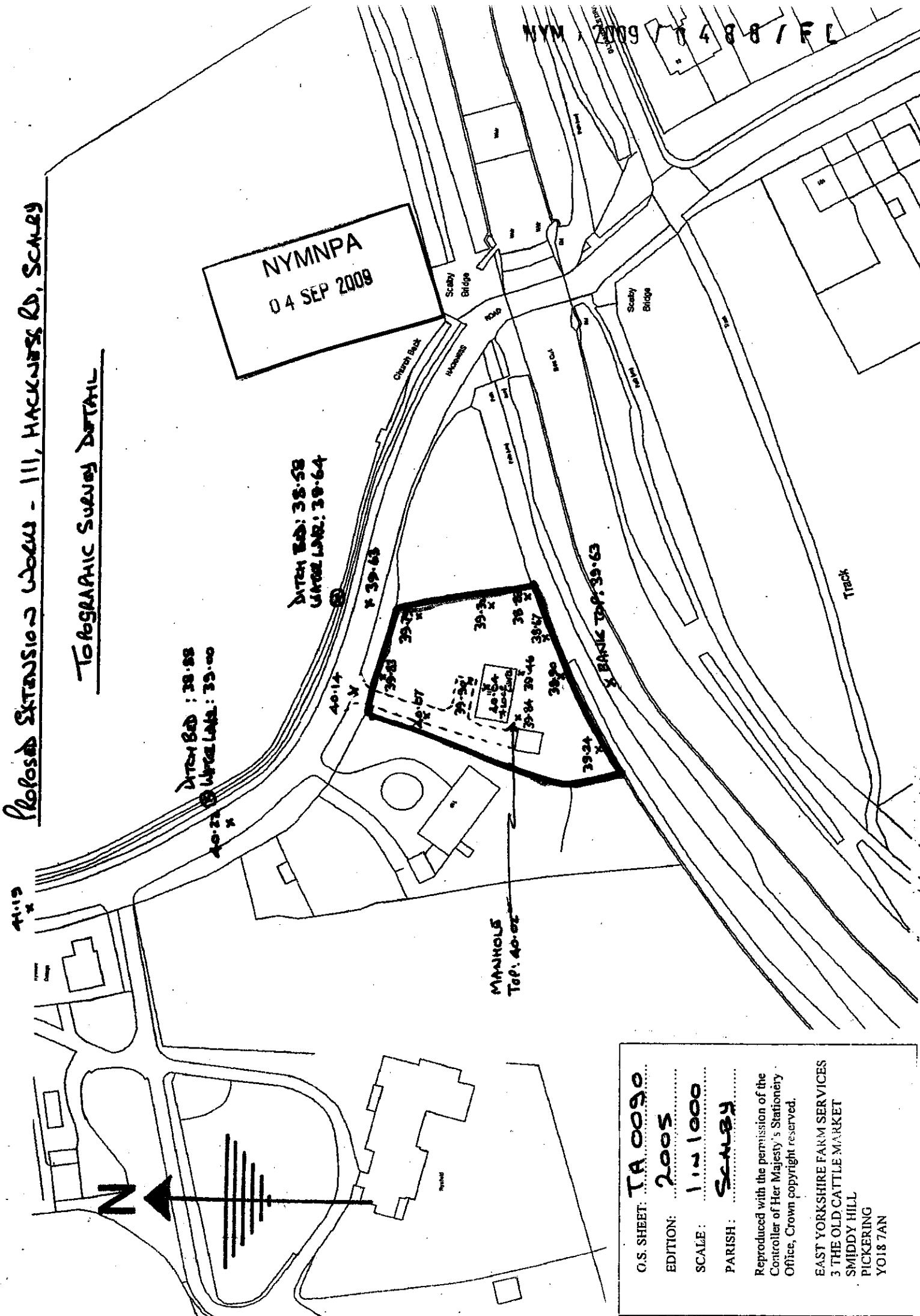
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EDITION: **2005**
SCALE: **1 in 1000**
PARISH: **SCALBY**

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Proposed Extension Works - 111, HACKNESS RD, SCALBY

TOPOGRAPHIC SURVEY DETAIL



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North East Region



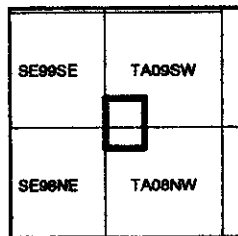
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Legend

- Flood Zones
- Zone 2 Zone 3
- Flood Defences
- Areas Benefiting From Defences
- Flood Storage Areas
- Main River Centreline
- EA Water Management Boundaries
- Regional Area
- County Council Boundary
- District Council/Unitary Authority Boundary
- National Park Boundary

Tile Locator



Plot to be used in conjunction with the associated information sheet.

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E.A. FLOOD PLAN.

ZONE 2 (MEDIUM PROBABILITY) 
ZONE 3 (HIGH PROBABILITY) 

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