

**Flood Risk Assessment.**

**Crouchmead Corner, Grinstead Lane, Little Hallingbury, Essex.**

The current dwelling and detached garage were constructed in 2006, to replace an earlier smaller dwelling on the site at the junction of Grinstead Lane and Lower Road, approximately 25 metres north of The Little Hallingbury Brook, and situated within a flood zone defined by the Environment Agency as a "Flood Zone 3".

The planning application submitted for the proposed dwelling and garage (Ref:0324/05/FUL), included a Flood Risk Assessment prepared by Environmental Protection Strategies Ltd, in which recommendations were made regarding damp proof coursing levels and sewer connections.

The current application seeks permission to convert the existing garage into a habitable space, the current floor level of the garage matches the floor level of the house, as does its damp proof course level, it is therefore assumed there will be no detrimental effect by the conversion.

With regards to the proposed garage, the floor level and damp proof coursing will match the existing dwelling/garage.

There is no additional foul water drains proposed, the surface water from the proposed garage will connect into the existing surface water drain.