

STATEMENT OF FLOOD RISK

AT

GOLDEN DENE, SUDBURY ROAD, LT WELNETHAM

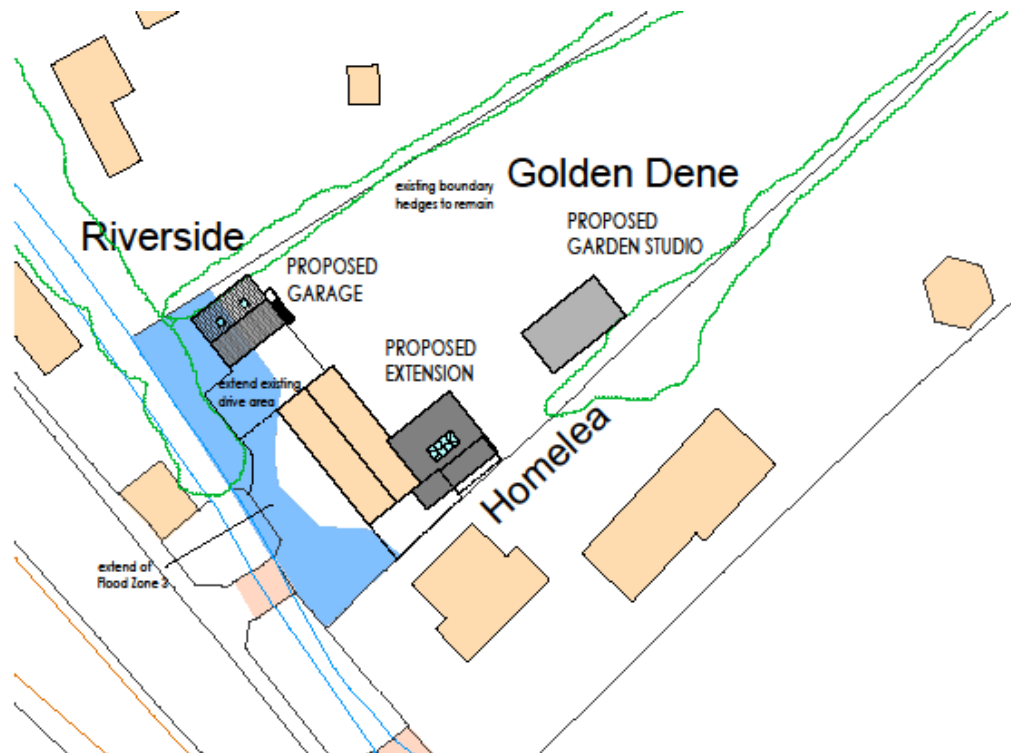
The existing property is an established single storey dwelling constructed in the second half of the twentieth century.

Both the Councils Local Plan Policy Maps and Government website for Flood Risk identify a narrow part of the site frontage only as being within Flood Zone 3



The remainder of the site including the dwelling itself is outside designated flood zone.

The habitable development proposed by this application consists of a single storey rear extension and detached outbuilding, both outside Flood Zone. See below.



Floor levels for the proposed extension will be set and the same level as existing floors and routes of access to and from the site are unchanged.

The proposed garage is on site of an existing concrete slab. There is storage space at attic level accessed by and external staircase. This staircase is outside the flood zone area.

Consequently, the proposal creates no additional flooding risks for the existing occupants or neighbouring properties.