



## **FLOOD RISK ASSESSMENT**

### **HOUSEHOLDER PLANNING APPLICATION**

#### **SITE**

23 KINGSTON ROAD

EPSOM

KT17 2DX

The Plan Hub

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In the National Planning Policy Framework, applications for minor development and change of use should not be subject to sequential or exception tests but should still meet the requirements for site specific flood risk assessments.

Maps from top to bottom: The first map shows that there is some risk from surface water flooding. The second map shows that there is risk of flooding from river or seas in the surrounding area and the third map shows that there is no risk of flooding from reservoirs.



## Flood risk

Extent of flooding

## Location

KT17 2DX



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

## Flood risk

Extent of flooding

## Location

KT17 2DX



Maximum extent of flooding from reservoirs:

when river levels are normal when there is also flooding from rivers Location you selected



The proposed work at the site is for a first-floor side and rear extension. The footprint of the dwellinghouse on the ground level will remain the same as existing.

Photographs below shows the front and rear elevation of the dwellinghouse.



The proposal will not increase the risk of surface water flooding and will not increase the flooding from rivers and sea. There will no change to the ground floor level.

SUDS will be used to reduce and manage surface water run-off.

Other mitigating measures is to ensure that the existing dwellinghouse along with the new works are water resistant and any cracks will be repaired and sealed accordingly. Fenestrations and external pipings will be sealed appropriately.