

## **Flood Risk, 3 Granary Court Wilsford**

The proposal is to convert the existing garage and extend to the rear to create a kitchen living space and provide an additional garage to the front.

Whilst the extension and garage will have an impact by means of displacing the water it is felt this will be minimum, also the majority of it will come under permitted development rights with only a small area triggering planning.

The floor levels will line through with the existing and the floor will be of a solid concrete construction with electric points raised. Also there will be no sleeping accommodation within the converted space, this is purely to give a larger kitchen and give a dining facility to the dwelling.

The proposed garage will sit just out of the flood zone as it's at the front of the property therefore will have no impact.

In conclusion this development will have no adverse impact.