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FLOOD RISK ASSESSMENT

HOUSEHOLDER PLANNING APPLICATION

SITE

30 BAY ROAD

BRACKNELL

RG12 2NH

The Plan Hub

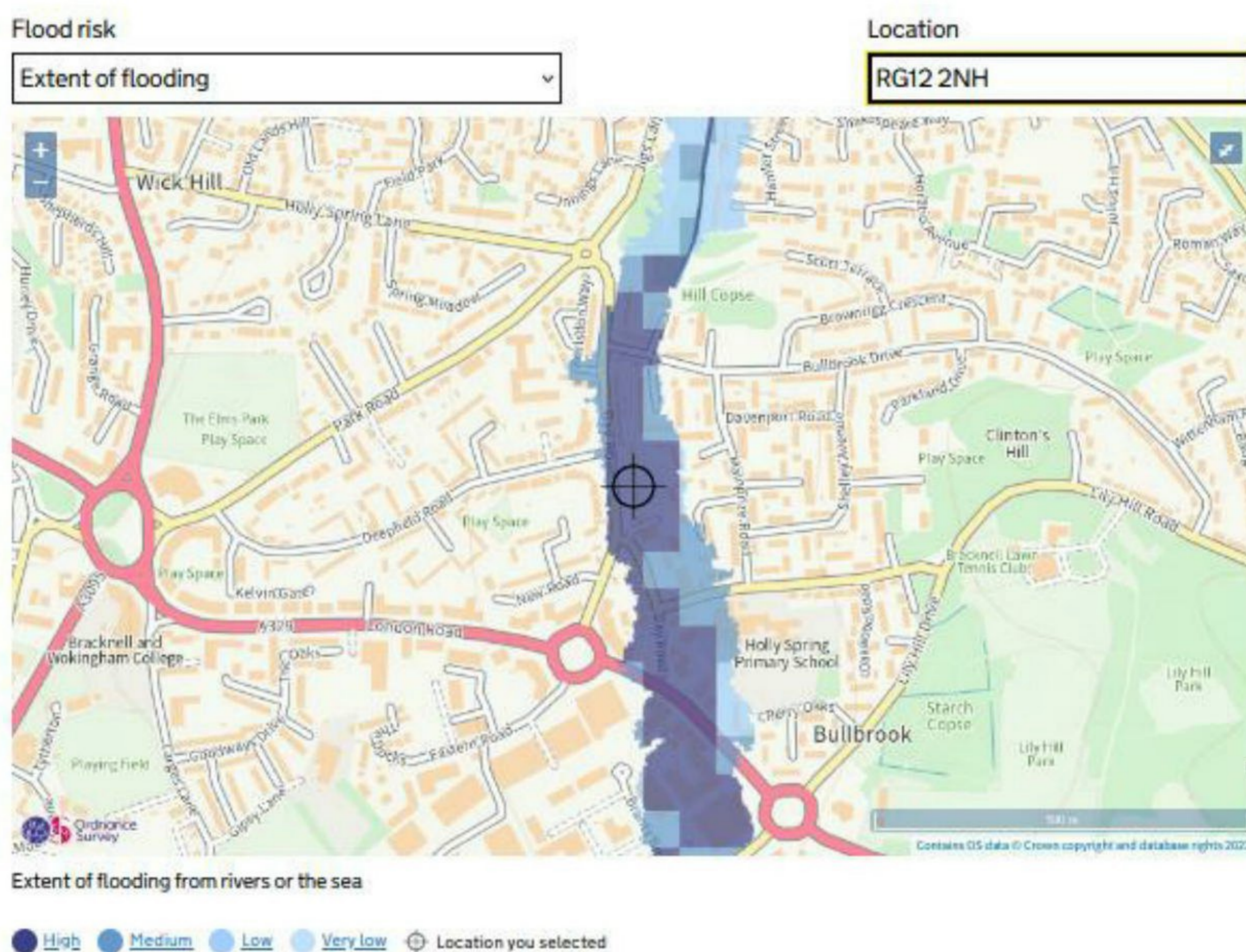
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In the National Planning Policy Framework, applications for minor development and change of use should not be subject to sequential or exception tests but should still meet the requirements for site specific flood risk assessments.

Maps from top to bottom: The first map shows that there is a high risk of flooding from rivers or the sea. The second map shows that there is a high risk of surface water flooding, and the third map shows the maximum extent of flooding from reservoirs.

MAPS OF RG12 2NH



Flood risk

Extent of flooding

Location

RG12 2NH



Extent of flooding from surface water

High
 Medium
 Low
 Very low
 Location you selected

Flood risk

Extent of flooding

Location

RG12 2NH



Maximum extent of flooding from reservoirs:

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

The site is located within flood zones 2 and 3.

The proposed work is for a single storey front extension and part single, part two storey rear extension.

The extensions will have floor levels which are of the same height as the floor of the dwellinghouse. The proposal will not increase the risk of surface water flooding or flooding from rivers or the sea. The grass area will remain which will help with the drainage of surface water.

Mitigating measures include ensuring that the building and the fenestrations are water resistant, and any cracks will be repaired and sealed accordingly. Fenestrations and external pipings will be sealed appropriately.