

FLOOD RISK ASSESSMENT

To accompany a Householder Planning Application for a single-storey rear extension, new access and new garden room at:

8 PORTWAY AVENUE

WELLS

SOMERSET

BA5 2QF

Prepared for:

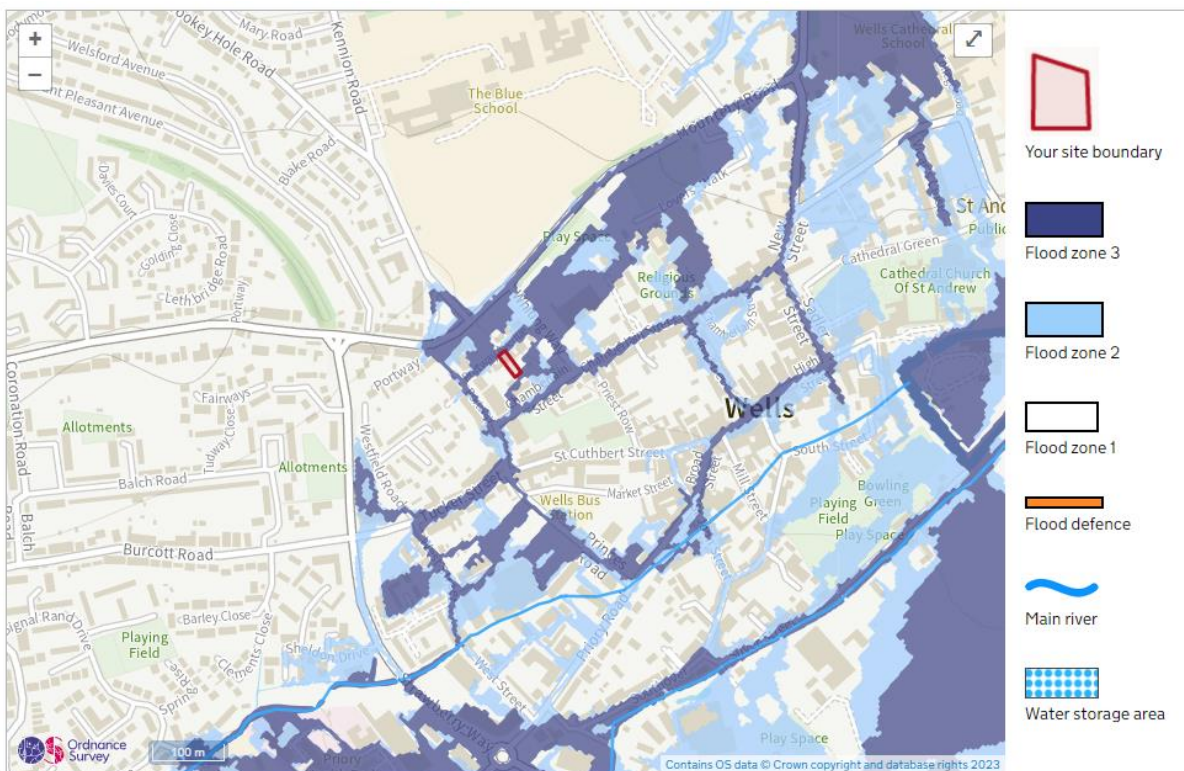
Mr S Huxter

1.INTRODUCTION

The proposal seeks approval for the erection of a single-storey rear extension, new access and new garden room. The proposed works will provide the occupant with a large open plan kitchen and new dining room, as well as adding an additional bedroom/study along with changes to the entrance of the property.

1.1 Location

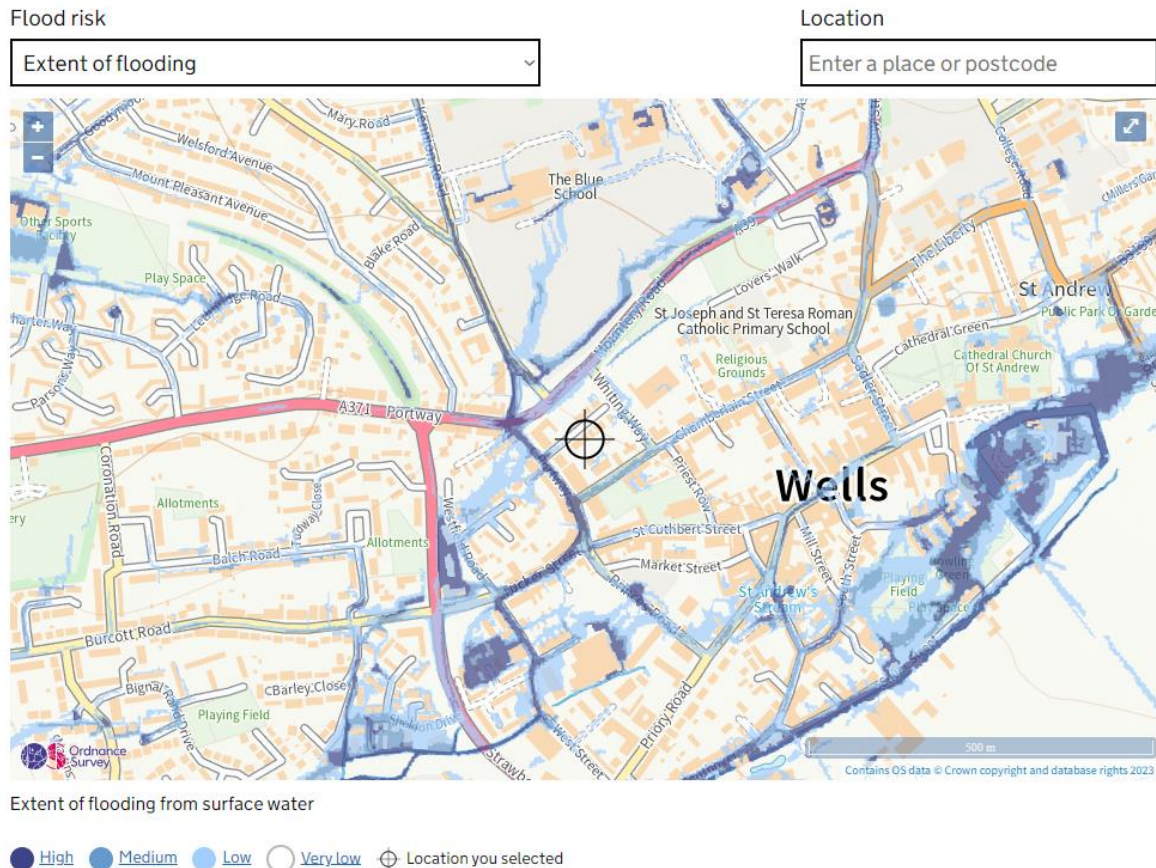
The site is located in Wells within the BA5 2QF postcode, which has some areas categorised as Flood Zone 3. However, the majority of the site is situated within Flood Zone 1, as you can see from the map below. Only the Northwest and Southeast boundaries of the site are categorised within Flood Zone 3.



Flood Zone Map for BA5 2QF. Image sourced: [https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=\[\[354517,145766\],\[354526,145773\],\[354549,145743\],\[354540,145736\],\[354517,145766\]\]¢er=\[354533,145754\]&location=ba5%25202qf](https://flood-map-for-planning.service.gov.uk/flood-zone-results?polygon=[[354517,145766],[354526,145773],[354549,145743],[354540,145736],[354517,145766]]¢er=[354533,145754]&location=ba5%25202qf)

1.2 Surface Water

The below information shows the extent of flooding from the surface water within the surrounding area of the property:



Extent of flooding from surface water map for BA5 2QF. Image sourced: <https://check-long-term-flood-risk.service.gov.uk/map?eastings=354527&northing=145759&map=SurfaceWater>

As you can see from the above map, the property does not have many areas within close proximity that have a high risk of flooding from surface water. There are little low-risk patches South of the property, but this shouldn't have any impact on the client's dwelling and the development we have proposed. The property is within the **very low-risk** category, which means that the area it is situated within has a chance of less than 0.1% flooding from surface water.

1.3 Rivers & Coastal Flooding

The site is at **very low risk** from flooding by rivers or coastal waters. This means that each year the area has a 0.1% chance of flooding as a result of rivers or the sea. This information has also taken in to account the flood defences that are located around the area; however, this doesn't affect the site as there are no flood defences present as show on the map on page 2.

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Flood risk

Extent of flooding

Location

Enter a place or postcode



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

Extent of flooding from rivers or the sea for BA5 2QF. Image sourced: <https://check-long-term-flood-risk.service.gov.uk/map?eastings=354527&northing=145759&map=RiversOrSea>

1.4 Landscaping

As shown on drawings H6822 102C and H6822 103D, the scheme proposes to create a permeable surface at the front of the property to provide an additional parking space while maintaining the soft landscaping at the back of the dwelling. We consider that the 40m² increase in hardstanding because of the rearrangement of surface types plus the erection of the new garden room will not have a detrimental impact on the existing flood risk of the area.

The proposed development sits within Flood Zone 1, meaning it will not have a significant impact on the risk of flooding in this area.

1.5 Flood Resilient Measures

Flood resilient measures are not deemed necessary as the proposed development lies within the Flood Zone 1 area of the site.

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1.6 Conclusion

As previously stated, the EA recognises the application site to be within flood zone 3. However, it is crucial to note that the majority of the site is in fact within flood zone 1 despite the North Western and South Eastern boundaries being classified as flood zone 3. The proposal seeks consent for a single-storey extension and a garden room confined to the rear of the property on land considered to be within flood zone 1. Consequently, it is understood that the proposed works will not have a detrimental impact on the existing flood risk of the area.