

Flood Risk Assessment

Extensions and alterations to existing dwelling

The Proposal

Single storey extension and alterations to an existing dwelling.

The proposed extension is to the side of the property.

Flood risk from rivers

The property is located in flood zone an area low probability of flooding.

The site is under 1 hectare.

Existing Flood Risk from surface water

The site has no chance of surface water flooding.

Despite recent localised flooding there has been none at the property.

In order to prevent pond overflow a new 225 mm pipe has been installed which discharges into a 500 mm pipe. Due to these measures to take water above a level to a nearby ditch despite excess rain recently there have been no problems.

Conclusion

The proposed extension will be carried out in accordance with the recommendations in "Improving the Flood Performance of new Buildings"

Floor level of the proposed extension will be set to match the existing floor levels of the dwelling therefore there is no greater risk than the existing in the event of a flood.

The site has not been identified by the Environment Agency as having a critical drainage problem. The site is not identified within a SFRA as being at increased flood risk in future.

The use of the site is already established as planning class C and the proposals do not change this, therefore the proposals do not offer a more vulnerable use of the site.

The owner is aged 78 and the extension on the ground floor is in preparation for incapacity preventing access by the stairs to the first floor bedroom.