

Site Specific Flood Risk Assessment

**1 Old Orchard
The Street
Layham
Ipswich
Suffolk
IP7 5LB**

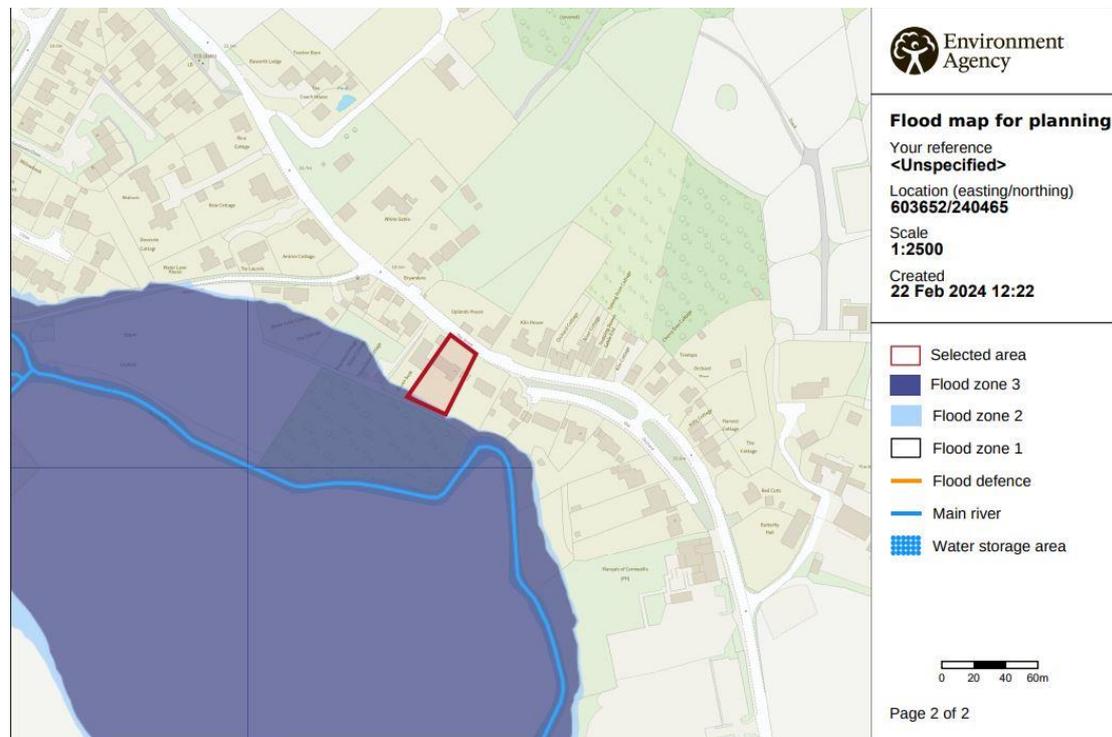
Location.

1 Old Orchard is a detached bungalow situated within a post-war development in the parish of Layham. The site has direct neighbours to the South East and North West.

Proposal.

The proposal is a single storey rear extension to form a garden room.

Flood risk from rivers.



The Environment Agency map lists the site as being within flood zone 3 but as shown above this skirts the bottom of the site, as shown above it is questionable if the site is within the zone at all, Flood zone 3 is 16.8m away from the new extension.

The Environment Agency flood map for the site confirms that ‘Land within flood zone 3 has a high probability of flooding from rivers and the sea, You need to carry out a flood risk assessment (FRA) as part of the planning application for this development’.

Reference to the environment.data.gov.uk website confirms no historic flooding issues in the immediate vicinity of the proposal site.

Existing Flood risk from Surface Water



The site has a no risk of surface water flooding.

Conclusion

- The proposed extension will be carried out in accordance with the recommendations in 'Improving the Flood Performance of New Buildings' and 'Flood Resilient Construction'.
- Floors levels of the proposed extensions will be set to match the existing floor levels of the dwelling therefore there is no greater risk than 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 use class C3 (Residential) and the proposals do not change this use, therefore there the proposals do not offer a more vulnerable use of the site.