FLOOD RISK ASSESSMENT

OVERVIEW OF THE PROPOSAL

This statement has been prepared in support of an application for planning permission for a single storey extension to the rear garden of the 12 Berkeley Road property.

The proposed works comprise a single storey extension located in the rear garden, the rebuilding of the existing boundary wall to the adjacent car park and the opening of two non-structural walls to allow the connection of the new extension and the existing house.

FLOOD RISK

The property is in Flood Zone 1, which shows that the property is very unlikely to be affected by flooding. Flood Zone 1 shows the area where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year.

TYPE OF APPLICATION

The application is for a single storey extension located in the rear garden of the property at ground floor level.

CONSTRUCTION METHODS

The façade will be constructed from selected timber, with high quality glazing doors. The roof is proposed with a lightweight material. Two rooflights are also proposed along the area built in brick.

CONCLUSION

We believe that the proposed extension will have no affect on the flood risk of this area in general, the property itself or its neighbours.