

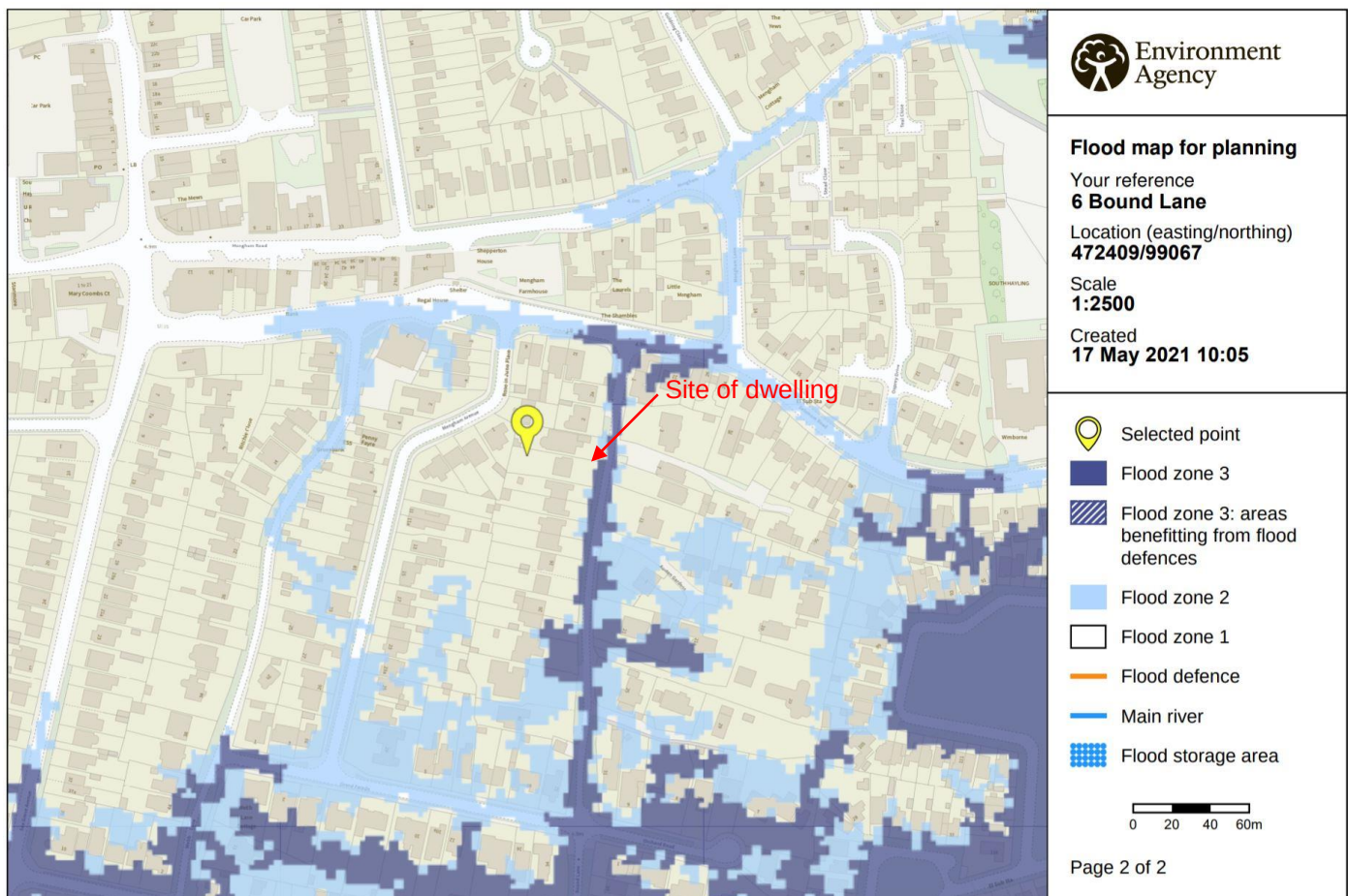
FLOOD RISK ASSESSMENT

**Single storey side extension with revised roof above, 2No. roof windows to side lean-to roof and conversion of garage and revised/new fenestration
to
6 Bound Lane, Hayling Island. PO11 9HU**

The front driveway entrance approach off Bound Lane lies just inside the Flood Risk Zone 3 which runs along Bound Lane, as an area at risk from flooding. However, the area indicated at risk of flooding is just the front driveway and the property footprint sits outside this zone being at a slightly elevated level. Therefore, the dwelling itself is outside this zone and within Zone 1.

The proposal allows for a garage conversion to provide home office/study space along with revising and enlarging the existing kitchen/dining room area. No additional bedrooms are proposed. The garage conversion and new rear extension floor levels are proposed to have equal floor levels to the existing ground floor, being approx. 200mm higher than adjacent ground levels to the property footprint.

The proposals maintain equal floor levels to the existing property with no additional bedrooms and therefore at no further risk to flooding than the existing dwelling.



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