

**11 BATH ROAD,
EMSWORTH**

SINGLE STOREY REAR EXTENSION

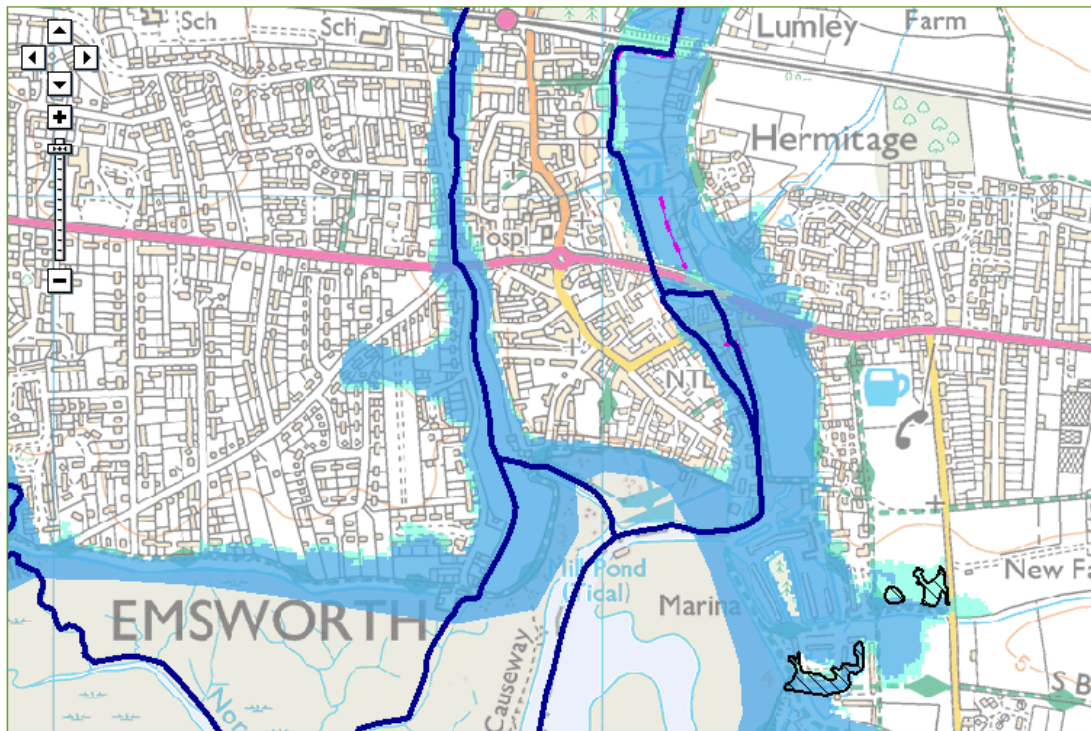
**FLOOD RISK ASSESSMENT OF
STEPHEN JUPP BA(HONS), LL.M., MRTPI,
ON BEHALF OF
MR AND MRS SANDERSON**

BACKGROUND INFORMATION

- This is an assessment of the flood risk relating to a householder planning application for a various works but the only issue subject to an FRA requirement is the single storey rear extension.

ASSESSMENT OF FLOOD RISK

- The site - comprising the extent of the red line - is within flood risk zones 1, 2 and 3.
- The garden of the property rises to the west with the result that the extent of flood zones 2 and 3 are in the vicinity of the house. This is demonstrated in the extract of the flood map below



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- The proposed rear extension is to be sited to the west of the house and will be on the fringe of zones 1, 2 and 3 to the extent that it is difficult to ascertain exactly what zone it lies.
- In any event the footprint of the proposed works is approx. 15m² which is well within the 250 m² limit applied by the Environment

Agency to the H.O.M.E. Protocol.

- If a sequential test were to be undertaken then the fact that the outbuilding relates to an existing dwelling means that the building works can only be built on this site.
- For these reasons it is considered that Flood Risk is not an issue.
- In any event the extension will be constructed on the basis of flood resistance and resilience measures, namely: the floor level of the rear extension to be no lower than those that exist at present; and, new building work will follow approved advice on flood resilient construction, in particular: using materials with low permeability; solid floor construction; and, raised electrical sockets.