

Flood risk Assessment for 53 Wheatlands Avenue Hayling Island P0119SQ

The property falls in a flood Zone 2 area, the extension is to provide a side garage at ground floor level and additional living space at first floor level, the proposal does not significantly increase living space at ground floor (only the addition of an entrance porch) and the existing ground floor sits a minimum of 150mm above outside ground level.

It should be noted that a planning proposal with exactly the same floor plan and use of space was approved under application number APP/12/00967.

This new application is been submitted to revise the exterior look of the building and the roof layout and does not change the layout or finished floor levels

On this basis we do not feel this application will increase flood risk above anything that has not already been approved.