

PLANNING NOTES

SITE: 7 Bath Road, Emsworth, PO10 7EP

SUBJECT: Flood Risk Assessment

DATE: 27 August 2014

1 The proposal is to replace an existing sub standard single storey garage with a slightly larger single garage, which can also be used as a sun room, and part demolish a rear extension and rebuild on a slightly larger footprint

2 The site is within Flood Zone 3

3 The flood level Above Ordnance Datum is not known

4 There are no flood defences protecting this area

5 The proposed floor level will be about the same as the existing

6 It is impractical to raise the garage floor 0.5m

7 It is not considered appropriate to use flood resistant construction methods for the first metre above floor level, due to the non domestic nature of a garage building, and the proposed rear extension replaces an existing one

8 Surface water will be discharged to the existing mains drainage for the house

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