

**Proposed Extension and alterations
to
11 Nore Farm Avenue, Emsworth**

Flood Risk Assessment



This assessment has been prepared in support of the planning application for the extensions and alterations to the existing bungalow at 11 Nore Farm Avenue, Emsworth

Application Site

The site is located on the western side of Nore Farm Avenue .

The existing property is a detached single storey bungalow, with a detached garage to the rear of the site.

The site is shown to lie within flood zone 2, on the edge of Flood Zone 3, on the environment agency's current flood map. This represents current flood zoning and does not allow for climate change or general sea level rise.

The proposal

The proposed development includes the demolition of the existing detached garage and adjoining sheds, the demolition of an existing conservatory extension to the rear along with extensions and alterations to the existing bungalow.

The proposals include an extension to the side of the house (west elevation) to provide an integral garage, kitchen and utility room along with an extension to the rear to provide an additional bedroom. The additional floor area created by the proposed extensions will be approximately 30m², (allowing for floor area of demolished conservatory and garage).

Flood Risk

The proposals will not increase any existing flood risk to the existing building or create any additional flood risk to any adjacent buildings or the surrounding area. Although the proposal includes an increase in the floor area of the building, the proposals will not intensify the use. The floor level of the proposed extension will as the existing house (225mm above external ground level). The proposed extension will be constructed with flood resilient materials, with concrete floors and masonry walls.