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BOROUGH COUNCIL
DEVELOPMENT CONTROL
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Flood Risk Assesment

Porch To Front Elevation
19 Bath Road, Emsworth, Hampshire, PO10 7EP

Context – The site is situated on the west side of Bath Road within a terrace of traditional two storey houses. The property is close to 'the mill pond' although does benefit from being raised above adjoining ground level.



Amount – The porch will be approximately 3.0m2 measured externally. With floor levels set no lower than the existing dwelling

Surrounding Area - Although indicated on the environment agency flood risk map as a zone 2/3 this does not give the full picture. There is a sea defence wall around 'the mill pond' with controllable gates which help to further protect the residential area. In the time the applicant has lived in the property the water has come up the driveway area but has never entered the property. Due to the area of water being tidal it does not take long for the water to retreat once levels have risen.

Conclusion - As the proposal is for a non habitable room and floor levels will be set no lower than the existing dwelling it is felt the proposal does not increase the risk of flooding or the effect on the emergency services or the building occupiers.

Watkins Wood Surveyors, 37 North Street, Emsworth, Hants PO10 7DA
Tel. 01243 371956 Fax. 0870 705 9642 Emailadmin@watkinswoodsurveyors.co.uk.