

Ms D Paterson
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
Hampshire PO9 2AX

07 February 2017

Dear Ms D Paterson

Flood Risk Assessment

Site Address: 25 Lugano Close, Waterlooville
Application Reference: APP/17/00127

The following Flood Risk Assessment for the works stated at the above address has been generated as per the request of Havant Borough Council dated 6th February 2017.

Information regarding the current flood risk at the application site and local flood defence has been obtained from the Environment Agency UK website.

The site has been identified within Flood Zone 2. Refer to Appendix A. Development includes the conversion and extension to an existing attached garage for use as a utility room and study, along with the conversion of an existing bedroom to a bathroom.

The proposed works are minor additions and alternations to an existing dwelling and as such are considered to have minimal flood risk for the following reasons:

- The dwelling has had no issues with flooding to date.
- Proposed works are minimal adding little impermeable ground to the existing footprint.
- Proposed works apply a minimal additional load to existing drainage systems and do not worsen the current drainage system with the site having good mains drainage to date.
- The current use for the existing structure is a level access garage/storage room attached to the main dwelling. The proposed addition of the utility room/ study increases the height of the finished floor level to match the rest of the dwelling. It is considered that this decreases the risk of flooding into a habitable space should it occur. The proposed bathroom maintains the finished floor level as the remainder of the dwelling.

For the reasons stated above, we consider the flood risk to be minimal for the proposed development at 25 Lugano Close. We would greatly appreciate if Havant Borough Council takes into consideration this information when completing the assessment for this planning application.

Yours Sincerely



Aditi Kumar MArch(Prof),BAS
Building Surveyor



Directors:

R.A. Martin B.Sc. FRICS
J.M. Ralph B.Sc. (Hons) MRICS

Associates:

O. Olafsson BA (Hons) M.Arch.ARB
J.A. Lyness MRICS
R.J. Utley MRICS
S.E.L. Hill B.Sc. MRICS
N.P. Kirkby B.Sc. MRICS
D. Else B.Sc. MRICS
D.A.N. Earley B.Sc. (Hons) MRICS
S.J. Perryer BA (Hons)

Consultants:

G. Beare MRICS
R. Campbell C.Eng MCIBSE
J. Carpenter B.Sc.(Hons) MCIOB RMAPS
K. James B.Sc. C.Eng M.I.C.E
I.T. Dunkley B.Sc C.Eng MIMechE
J. Pearce MIET



