



**FLOOD RISK ASSESSMENT AT
NTTIMBER, 43 BATH ROAD
EMSWORTH, HANTS, PO10 7ER.**

Flood Risk:

The Environment Agency flood map indicates that the site falls within a flood zone.

The proposed works as outlined in this planning application is for the following works:

- 1) To construct a double garage and garden room / home office.
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The proposed double garage is located away from the main house and will be used for the storage of garden furniture and equipment. A small area of the garage will be used as a garden room / home office. The new garage will be built on a slab / base which already exists and which accommodated a previous garage similar size and construction. Therefore, site levels on site will not increase due to the proposed work. Therefore, the risk of water entering the application property will be minimal.

In conclusion both the agent and applicant are of the opinion that the proposed works to erect a double garage and garden room / home office will not increase the risk of flooding on site or to the application property.