

3.0 Flood Risk Assessment

3.1 Development Site Planning Considerations

The application site is located within a surface water flood extent zone and has a very low probability of flooding.

The site area is less than 1 ha.

Information taken from the Government's Flood Risk Service confirms the following:

- Flooding risk from surface water
- Very low probability of river and sea flooding
- Very low probability of flooding from reservoirs
- Very low probability of flooding from groundwater

3.2 Flood Risk Management

NPPF requires a precautionary approach to be undertaken when making land use planning decisions regarding flood risk. The proposed works will:

- Ensure wall sockets are raised to as high as feasible and practicable.
- Wiring for communications is protected by suitable insulation to minimise damage.
- Ensure finished floor levels within the proposed rear extension are set no lower than existing ones.

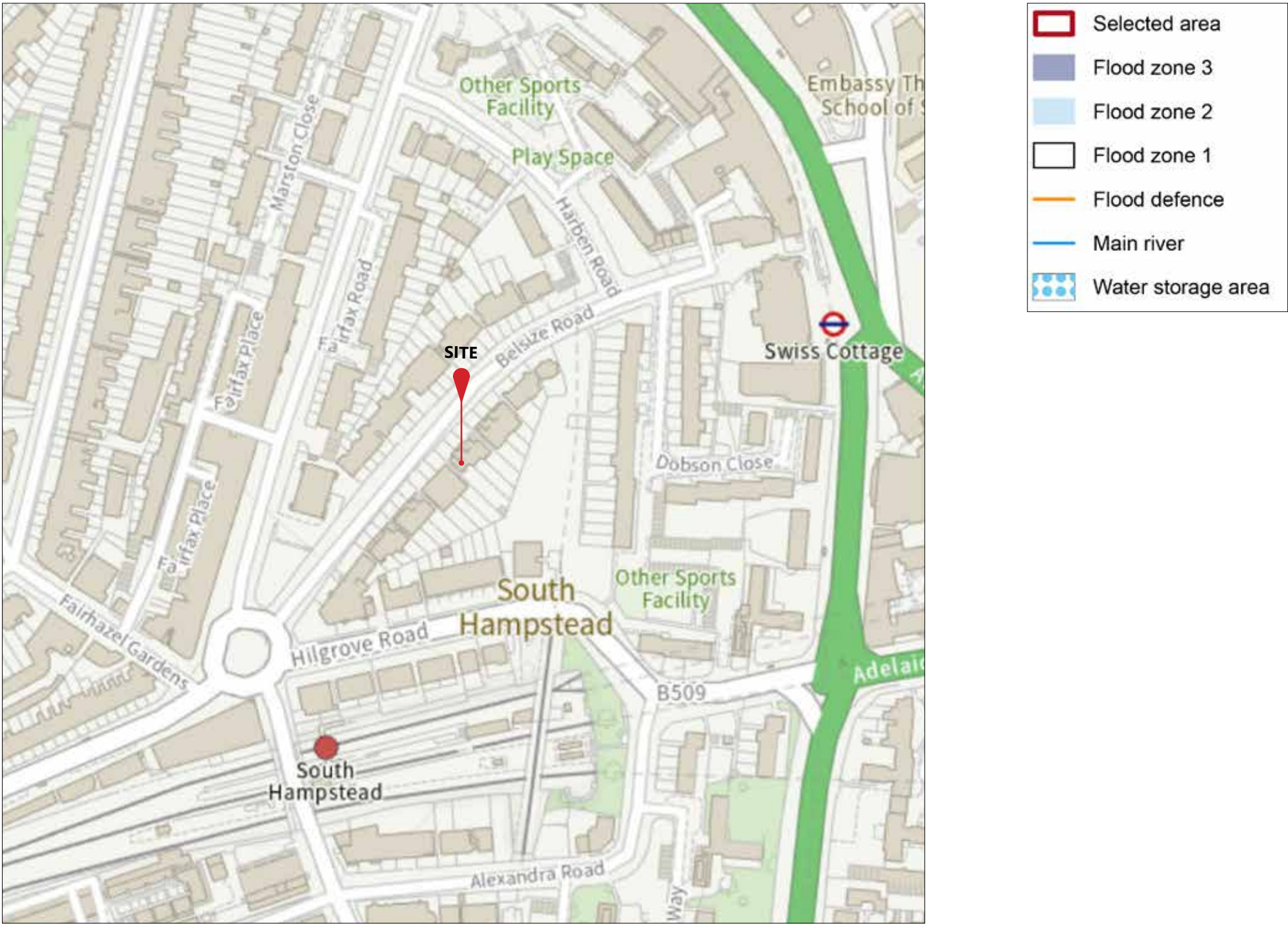


Fig. 10 Environment Agency Flood Map - 1:2500

3.3 Sustainable drainage systems (SuDs) strategies

A sustainable drainage system is recommended to help reduce the surface water discharge rate in the proposed development.

- The proposed ground floor rear extension will allow for roof-level surface water to be discharged into the mains network.
- Permeable materials will be used where possible in the front and rear landscape
- More than 50% of the garden will remain permeable.




3.4 Conclusions

The proposed works to the subject property will not negatively impact the existing flood risks.

The proposed works have considered flood risk at all stages and the final layout reflects the flood risk constraints and the need to manage, and where possible reduce, flood risk in compliance with the guidance in NPPF.

The proposed works will not result in an increased risk of flooding to the site or neighbouring properties.

3.5 Sustainable drainage systems (SuDs) - Existing

KEY	
	Existing Structure
	Hard Landscaping
	Permeable Landscaping

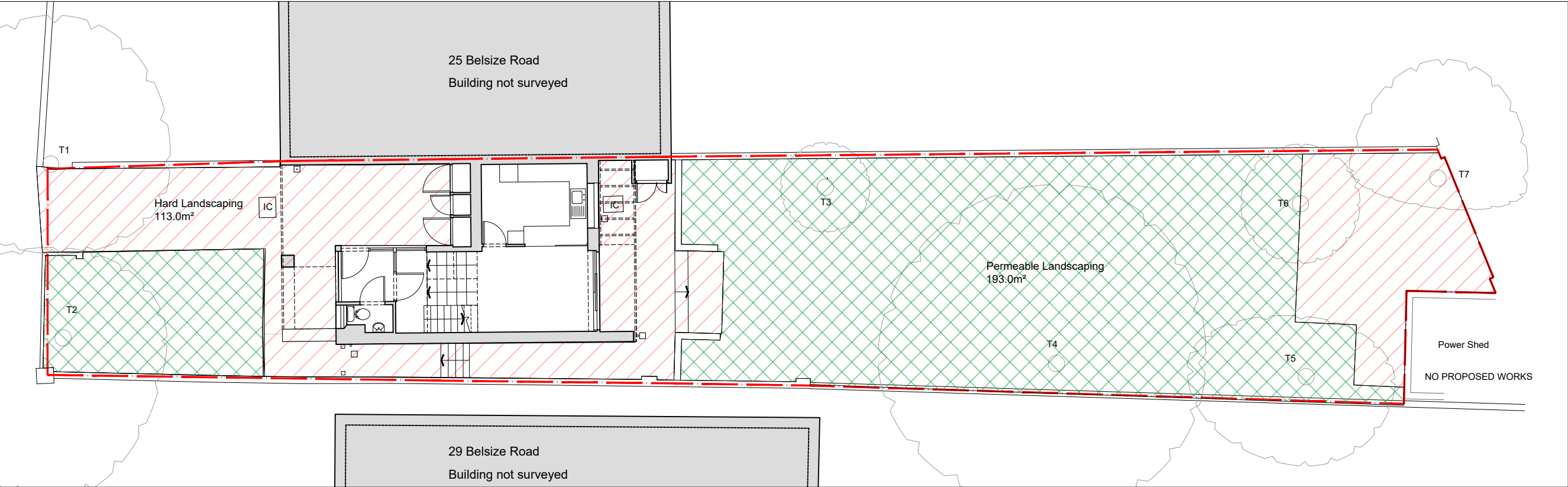


Fig. 11 Existing - 1:75 @A3

3.6 Sustainable drainage systems (SuDs) - Proposed

KEY

Existing Structure

Hard Landscaping

Permeable Landscaping

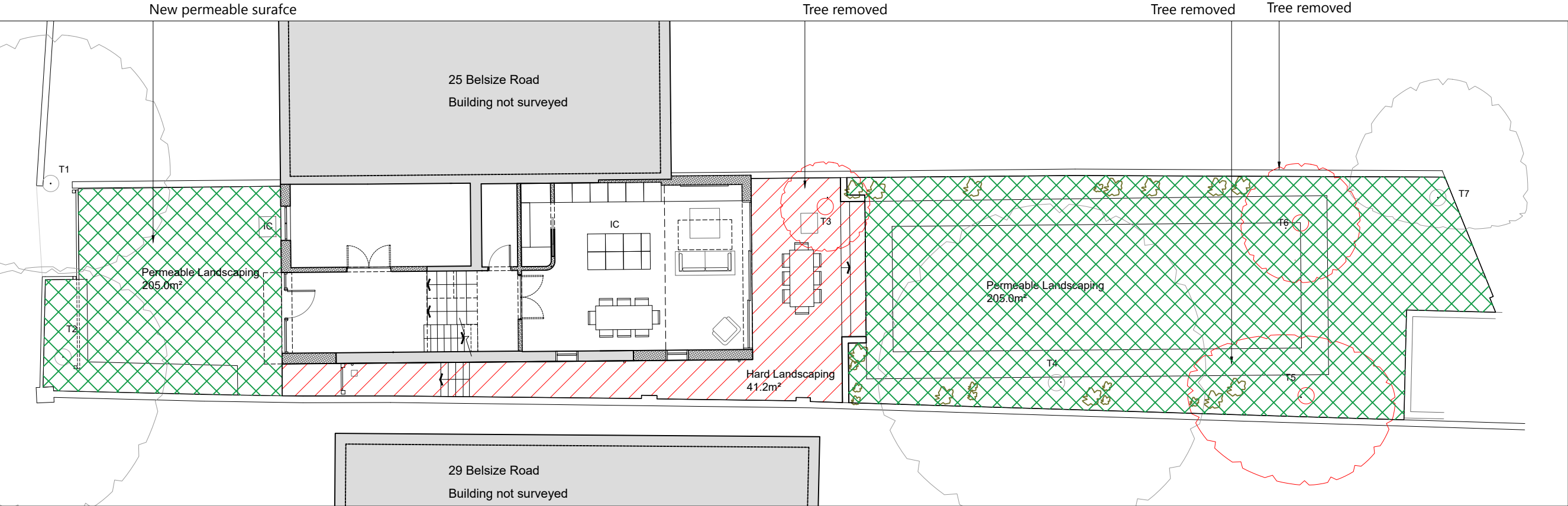


Fig. 12 Proposed - 1:75 @A3

4.0 Sustainability Design Statement

4.1 Sustainability Design Statement

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology following current advice contained within the building regulations.

4.2 Glazing

Due to the property's orientation, the total amount of glazing has been carefully considered to ensure the proposed works do not result in overheating through solar gain.

4.3 Thermal Elements

All new walls, floors, roofs, windows and doors will adhere to the requested U-values set out in the Building Regulations.

4.4 Conclusion

The proposed works will comply with Building Regulation guidance and employ modern construction techniques to ensure sustainable development.

Where possible waste from the site will be recycled.